

Belgrave Road, Leyton, London, E10

£800,000

Freehold

FOR SALE

2 2 3

- Extended terraced house
- 3 Bedrooms
- Loft room
- Kitchen/diner
- Double glazed & Gas central heating
- Leyton Midland Road Station: 0.2 mile
- Council tax band: D
- Rear garden: 32'4 x 19'0
- On street residents permit parking
- Internal: 1175 sq ft (109 sq m)

A charming three-bedroom terraced house on Belgrave Road.

This well-proportioned property has everything that a growing family could need. It's been extended on the ground floor and into the loft, ensuring there is space aplenty for everyone. The ground floor is essentially open plan - ideal for modern family life. The lounge, dining room, and kitchen diner interconnect, but with the added advantage of double doors between the former two, meaning you can close the lounge off if you want peace and quiet. The dining room and kitchen are where the family will regularly gather, with more than enough space for friends too. On this floor there is also a three-piece shower room - very handy when everyone is rushing to get ready for school or work in the morning.

Ascend to the first floor and you'll find three bedrooms (two of which are solid doubles), plus a three-piece family bathroom. The loft room would make a perfect home office or games room for the kids.

Wander outside and you're in the southeast facing rear garden. Laid out in courtyard style, it has border planting and a covered seating area adjoining the house.

Location-wise the property is ideally placed. It's easily walkable to either Leyton or Leytonstone tube stations (just a stop or two to Westfield), whilst Leyton Midland Road Overground station is close by too. The many independent shops and cafes of Francis Road are a hop, skip and a jump away, which are further enhanced by the street food market which pops up there on a Saturday.

This has been a well-loved home for the current owner for many years. We're sure it will be a fantastic property for the next people lucky enough to call it home.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room two.

Reception Room One

13'1 x 11'3 (3.99m x 3.43m)

Sliding door leading into:

Reception Room Two

Sliding door leading to reception room one. Open to:

Kitchen/diner

16'10 x 14'1 (5.13m x 4.29m)

Doors to rear garden. Door to:

Lobby

Door to:

Ground Floor Shower Room

6'6 x 3'3 (1.98m x 0.99m)

First Floor Landing

Staircase leading to second floor loft room. Door to all first floor rooms.

Bedroom One

16'5 x 10'6 (5.00m x 3.20m)

Bedroom Two

11'9 x 10'9 (3.58m x 3.28m)

Bedroom Three

7'5 x 6'7 (2.26m x 2.01m)

First Floor Bathroom

6'4 x 5'9 (1.93m x 1.75m)

Loft Room

16'6 x 7'10 (5.03m x 2.39m)

Eaves One

17'6 x 6'0 (5.33m x 1.83m)

Eaves Two

17'6 x 6'0 (5.33m x 1.83m)

Rear Garden

32'4 x 19'0 (9.86m x 5.79m)

On street residents permit parking

Additional Information

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: TBC (Pending)

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

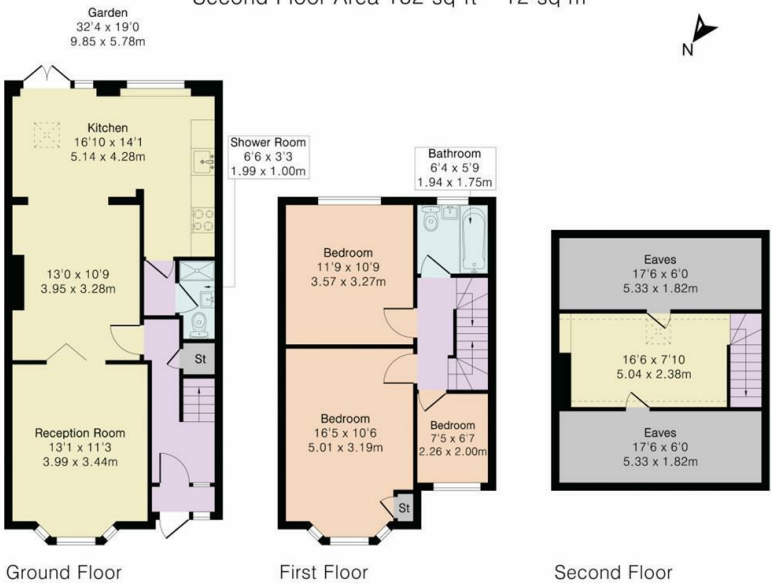
FLOORPLAN

Approximate Gross Internal Area 1175 sq ft - 109 sq m

Ground Floor Area 611 sq ft - 57 sq m

First Floor Area 432 sq ft - 40 sq m

Second Floor Area 132 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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