

Chesterfield Road, Leyton, London, E10

Offers In Excess Of £875,000

Freehold

FOR SALE

2 2 3

- 1920s end of terrace house
- 3 Bedrooms
- Loft conversion
- Double glazing & gas central heating
- Close to Abbots Park
- Leyton Midland Road Overground station: 0.5 mile
- EPC rating: D (66)
- Council tax band: D
- Private rear garden: South Facing approx 40ft
- Internal: 1334 Sq ft (124 sq m)

A stylish and contemporary family home in a fantastic location close to Abbots park.

The formal dining room at the front of the house has a bay window and wood panelling. The home features bold design throughout, emphasising the scale of the rooms and contrasting softly with the engineered oak floorboards, warmed by underfloor heating.

The kitchen, diner-lounge is flooded with natural light from the overhead skylights and the pitched roof gives the space an even greater sense of scale. The kitchen is sleek with island breakfast area and plenty of useful storage space.

Each living area has a strong purpose in this home, where everyone can pile in or split off to do other things and remain together. The lounge looks out to an attractive and recently landscaped garden which gets the sunlight all day. It's a large area with established shrubs in modern planters and plenty of space for Summer dining with garden storage too. The stylish downstairs WC proves not an inch of the home has been neglected.

Upstairs is a comfy and understated master bedroom with bay windows and walk-in wardrobe. All the bedrooms are large and there's a family bathroom on the first floor too. The loft conversion is a light-filled dual aspect bedroom, also with ensuite featuring twin sinks and walk in shower.

You'll be living in a friendly neighbourhood with a supportive Whatsapp group. And within walking distance of Epping Forest, Hollow Pond and Walthamstow village, where along with Francis Road you'll find a great selection of independent shops, artisanal bakeries, cafes, restaurants and pubs.

Barclay Primary School, rated Outstanding by Ofsted is a short walk away along with many others, and nearby Abbots Park is great for kids with tennis courts, basketball court and a new football pitch. There's also a variety of easy transport links with Leyton Midland Road a few mins walk away, as well as convenient access to both the Central line via Leytonstone Station and Victoria line via Walthamstow

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open to Lounge/kitchen/diner. Door to:

Ground Floor WC

Lounge/Kitchen/Diner

44'7 x 14'5
Sliding patio doors leading to rear garden.

First Floor Landing

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

Bedroom One

14'2 x 10'7
Open to:

Walk-in Wardrobe

6'3 x 5'2
Open to bedroom one.

Bedroom Two

12'3 x 10'7

First Floor Bathroom

8'11 x 5'2

Second Floor Landing (Loft)

Door to:

Bedroom Three

19'4 x 10'5
Door to:

En-Suite

8'11 x 5'5

Rear Garden (South-Facing)
approx 40'

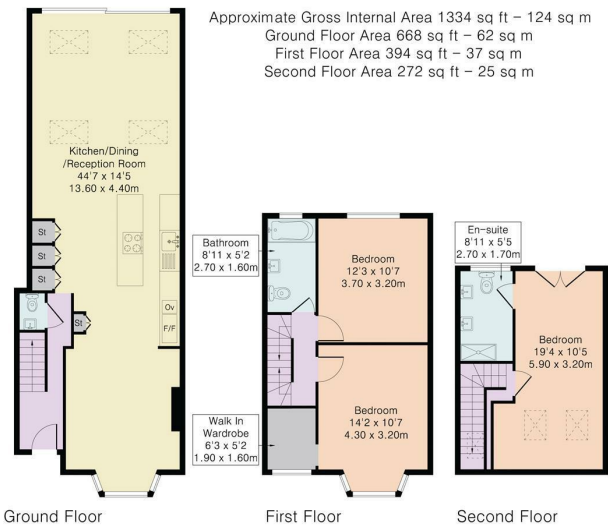
Additional Information:

Tenure: Freehold
Local Authority: London Borough Of Waltham Forest
Council Tax Band: D
Annual Council Tax Estimate: £2,055.55 per annum (2023/2024)

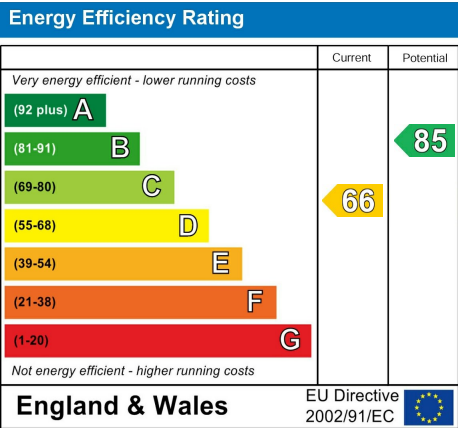
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FLOORPLAN



EPC RATING



MAP

