



Goldsmith Road, Leyton, London, E10

Offers In Excess Of £950,000

Freehold

FOR SALE

1 2 4

- Victorian Mid Terrace House
- Four Bedrooms
- Kitchen/Diner & Ground Floor WC/Utility Room
- Loft Conversion with Ensuite & Walk-In Wardrobe
- Double Glazed & Gas Central Heating
- Leyton Midland Road Station: 0.5 mile
- EPC Rating: D (63)
- Council Tax Band: C
- Approx 100ft Rear Garden
- 1640 Sq Ft (152 Sq M)

The lounge, at the front of the house, stays true to its Victorian heritage with exposed wood flooring and large bay window, allowing lots of natural light stream into the room. The wood burning stove is a perfect addition to keep you cosy on cold winter nights.

Directly behind, off the hallway, sits an incredibly useful utility room and WC. The large kitchen diner of this family home has the wow factor, it's easy to picture this space full of family and friends having a good time.

Thanks to the skylight and crittall style floor to ceiling windows and French doors the space is flooded with natural light, a theme to this home.

There doors lead out to a beautifully landscaped 100ft garden with paving that invites you to the pergola creating a brilliant space for outdoor entertainment. If you're green fingered, the beds are perfect for growing your favorite vegetables and plants with plenty of garden storage for all your tools.

As you move upstairs the four well-proportioned bedrooms are set over two floors with a sleek walk-in wardrobe that a dream come true! One of the remaining bedrooms is currently being as a study that's an ideal WFH set up.

You're close to some lovely green spaces including Leyton Jubilee Park and Leyton Cricket Ground with excellent transport links via Leyton Midland Station. It's also only a short walk away from Patchworks; a creative space, showcasing local artists and events. For local, independent shops, cafes, and restaurants you're spoilt for choice with the selection on Francis Road too.

Time Out recommended Bamboo Mat is a new Peruvian-Japanese restaurant that's on your doorstep.

There's also Greek restaurant Bread and Oregano, The Little Teapot, a charming tearoom, and Project 660, serving East London roasted Perky Blenders coffee.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen/diner & Utility/WC.

Reception Room

16'0 x 12'4

Kitchen

18'0 x 15'6

Open to:

Dining Room/Sun Room

16'1 x 10'0

Open to kitchen. Access to garden.

Ground Floor WC/Utility Room

10'4 x 3'11

First Floor Landing

Staircase leading to second floor.

Bedroom One

16'4 x 13'3

Bedroom Two

14'6 x 9'6

Bedroom Three

11'2 x 7'1

First Floor Bathroom

11'2 x 5'5

Second Floor Landing (Loft)

Door to:

Bedroom Four

15'0 x 13'6

Door to ensuite, Open to:

Walk-In Wardrobe

9'7 x 9'2

Ensuite

8'10 x 5'3

Rear Garden

approx 100'

Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

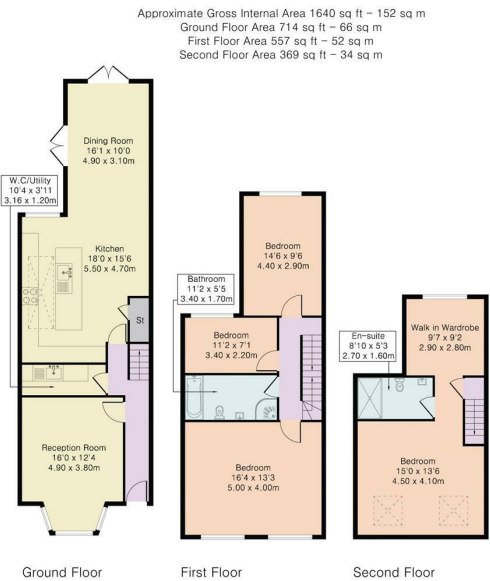
Council Tax Band: C

Annual Council Tax Estimate: £1,724.39 pa

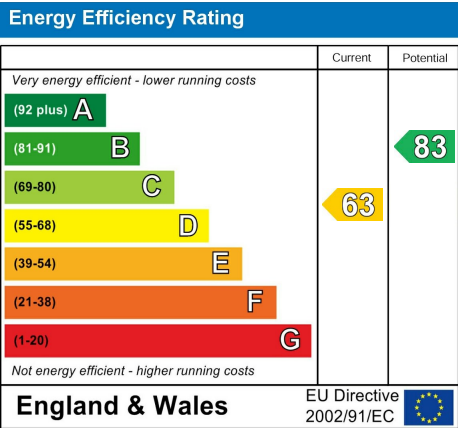
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FLOORPLAN



EPC RATING



MAP

