



Carnarvon Road, Leyton, London, E10

Offers In Excess Of £585,000

FOR SALE

 2  2  3

Freehold

- 3 Bedroom Victorian terraced house
- 2 Reception rooms & Kitchen-diner
- Double glazing & gas central heating
- Close to Walthamstow village
- Wood Street station: 0.5 mile
- EPC rating: D (56)
- Council tax band: D
- Rear garden: approx 30ft
- Chain-free
- Internal: 1147 Sq ft (107 Sq m)

A family home within easy reach of Walthamstow village and Leytonstone, and close to beautiful Waltham Forest.

There's lots of space inside with a bright and airy bay fronted reception room and a second reception room with the side return, which would make a good study room or home office. The extended kitchen-diner is a modern, light and roomy space with patio doors leading out to a well-fenced garden with a decking area, lawn and view of established trees. There's a downstairs WC and upstairs the 3 bedrooms are doubles.

The home has a good flow of light throughout and the potential to be a stunning family home.

Living on the border between E10 and E17 you'll be able to walk out to many places, including a variety of schools and Waltham Forest nature reserve.

You're close to excellent transport links with bus routes along Lea Bridge Road and the tube from Wood Street station which is a 10 minute walk: there're good cycle lanes too. And of course being within walking distance of Walthamstow village there's no shortage of independent shops, delicious cafes, restaurants and pubs, plus all the vibe and culture of village life: with the benefits of Hollow Ponds and Epping Forest nearby for walking, exploring and cycling.

A great family home that's close to everything. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to reception room one, reception room two & kitchen/diner.

Ground Floor WC

5'9 x 4'11

Reception Room One

13'3 x 11'4

Reception Room Two

10'6 x 9'4

Kitchen/Diner

26'4 x 13'3

Door to rear garden & ground floor wc.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'4 x 10'7

Bedroom Two

13'9 x 9'0

Bedroom Three

10'10 x 9'1

First Floor Bathroom

6'11 x 6'1

Rear Garden

approx 30'

Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

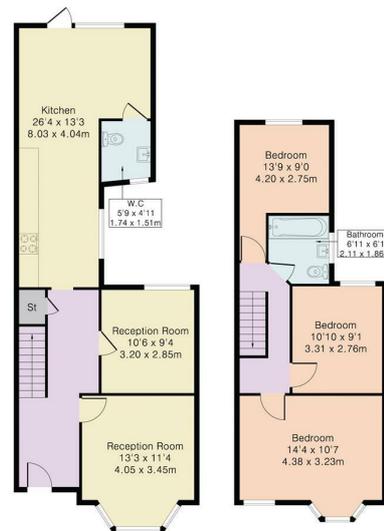
Annual Council Tax Estimate: £1,939.94 per annum.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

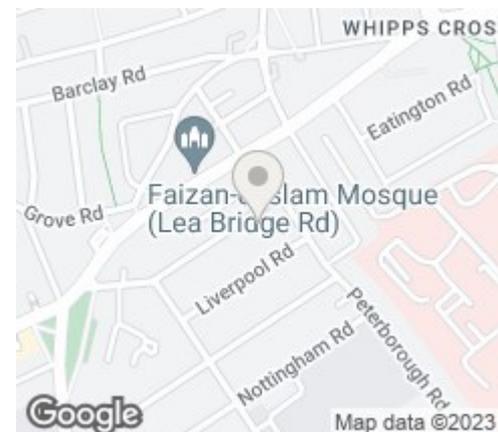
Approximate Gross Internal Area 1147 sq ft – 107 sq m



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

MAP



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