



Essex Road, Leyton, London, E10

£3,200 PCM

Unfurnished

TO LET

 4  2  4

- 4 bedroom Edwardian house
- Basement & conservatory
- First floor utility room
- Double glazing & gas central heating
- Deposit: £3,692
- Leyton Midland Road Station: 0.4 mile
- Leytonstone Tube Station: 0.6 mile
- EPC rating: E (53) & Council tax band: E
- Rear garden: approx 48'7
- Internal: 1721 sq ft (160 sq m)

An incredibly stylish four-bedroom house on Essex Road.

Beautifully presented throughout, this is a fantastic family home, whilst the number of rooms make it very flexible too. As well as the four well proportioned bedrooms there are three reception rooms, kitchen and separate utility room, two bath/shower rooms (very handy in the mornings!) and a conservatory. Oh, and there is a basement too for good measure. So space is never going to be a problem here!

Outside there is a charming garden to the rear, with a mix of patio, lawn and raised beds.

Location-wise the property sits right on the border where Leyton meets Walthamstow, so you're ideally placed for all that both these areas have to offer. It's also just a short stroll from the green open spaces of Hollow Ponds and Epping Forest.

Shall we take a look...?

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DIMENSIONS

Entrance

Via side entrance door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, dining room, playroom & bedroom one.

Basement

10'11 x 8'7 (3.33m x 2.62m)

Reception Room One

15'1 x 13'6 (4.60m x 4.11m)

Reception Room Two

15'7 x 11'5 (4.75m x 3.48m)

Doors to conservatory.

Reception Room Three

10'11 x 9'11 (3.33m x 3.02m)

Door to:

Kitchen

11'9 x 8'8 (3.58m x 2.64m)

Door to conservatory & ground floor bathroom.

Conservatory

9'11 x 7'7 (3.02m x 2.31m)

Ground Floor Shower Room

Bedroom One

10'0 x 8'11 (3.05m x 2.72m)

First Floor Landing

Door to all first floor rooms.

Bedroom Two

17'7 x 12'2 (5.36m x 3.71m)

Bedroom Three

15'9 x 10'5 (4.80m x 3.18m)

Bedroom Four

13'10 x 8'9 (4.22m x 2.67m)

Utility Room

11'1 x 7'5 (3.38m x 2.26m)

First Floor Bathroom

5'11 x 5'11 (1.80m x 1.80m)

Rear Garden

approx 48'7 (approx 14.81m)

Front Garden

33'10 x 7'7 (10.31m x 2.31m)

Additional Information:

Length of tenancy - 12 months without break clause

Local Authority: London Borough Of Waltham Forest

Notice:

All photographs and floorplan are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 1721 sq ft - 160 sq m

Basement Floor Area 94 sq ft - 9 sq m

Ground Floor Area 944 sq ft - 88 sq m

First Floor Area 683 sq ft - 63 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		
	53	75
England & Wales		
EU Directive 2002/91/EC		

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

