















# Essex Road, Leyton, London, E10 £3,200 PCM

TO LET **□** 4 **□** 2 **□** 4

# Unfurnished

- 4 bedroom Edwardian house
- Basement & conservatory
- First floor utility room
- Double glazing & gas central heating
- Deposit: £3,692
- Leuton 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...?









# Essex Road, Leyton, London, E10

## **DIMENSIONS**

#### Entrance

ia 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)

#### 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

#### 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

**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

All photographs and floorplan are provided for guidance only.

We endeayour 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 quide 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

### FI OORPI AN



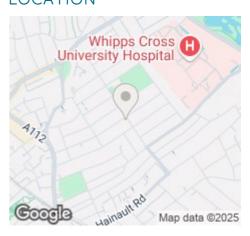




## **EPC RATING**

### **Energy Efficiency Rating** Current Very energy efficient - lower running costs (92 plus) A 75 C (69-80)D (55-68) (39-54) (21-38) G Not energy efficient - higher running costs FU Directiv **England & Wales** 2002/91/EC

## LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

