



Richmond Road, Leytonstone, London, E11

FOR SALE

Price £925,000

 2  2  4

Freehold

- 4 Bedroom Victorian terraced house
- Loft conversion & cellar
- Kitchen/diner & utility room
- Double glazing & gas central heating
- Leytonstone tube station: 0.4 mile
- Leytonstone High Road station: 0.6 mile
- EPC rating: D (68)
- Council tax band: C
- Rear garden: approx 30ft
- Internal: 1589 sq ft (148 sq m)

A large, classic brick fronted Victorian family home in a great location.

This property is brimming with original features and excellent taste.

The kitchen-diner is a wholesome and characterful space bathed by natural light, opening through bi-folding doors onto a tranquil south-east facing courtyard garden with established shrubs and a seating area. The lounge and adjoining reception area are elegantly presented with a good flow of light from the dual aspect windows. The home has original floors and is exceptionally maintained throughout.

Upstairs the family bathroom features a contemporary walk-in shower and freestanding tub alongside a separate utility room, well stocked and designed for family laundry.

The master bedroom is large and full of light with built-in storage, next door is another double bedroom currently used as a workroom. The loft conversion features 2 additional double rooms & good sized shower/bathroom. Top floor rooms feel light & airy with the fitted skylights & Dormer windows.

There's a strong sense of community around Richmond Road, it's a friendly and clean place to live. There's a variety of schools within walking distance and all the essentials are nearby. The area benefits from high street and independent retailers, pubs and places to eat including Filly Brook, Arch Deli, Yardarm and Marmelo. If some peace is needed and some natural green space it's a short trip to Epping Forest, Wanstead Flats, or Hackney Marshes & the canal.

With the quality of Victorian housing stock, per sq ft pricing alongside access to the City in 20 minutes by way of the central line, London City airport in 30 minutes (DLR), Overground links, & Heathrow connectivity in 1 hour by way of the QE Line, the area is without comparison in greater London. Leytonstone maintains strong growth in demand, with local amenities & travel connections it still provides excellent headroom for continued growth, alongside a great home for families & professionals alike.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to all ground floor rooms & cellar.

Cellar

21'0 x 6'0

Reception Room One

14'0 x 11'5

Open to:

Reception Room Two

11'8 x 9'5

Open to reception room one.

Kitchen/Diner

23'0 x 13'1

Sliding patio doors leading to rear garden.

First Floor Landing

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

Bedroom One

15'8 x 14'0

Bedroom Two

11'0 x 9'9

Utility Room

6'5 x 6'0

First Floor Bathroom

11'2 x 10'7

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Three

13'8 x 10'5

Bedroom Four

10'4 x 10'0

Second Floor Shower Room

8'10 x 5'7

Rear Garden (South-east facing)

approx 30'

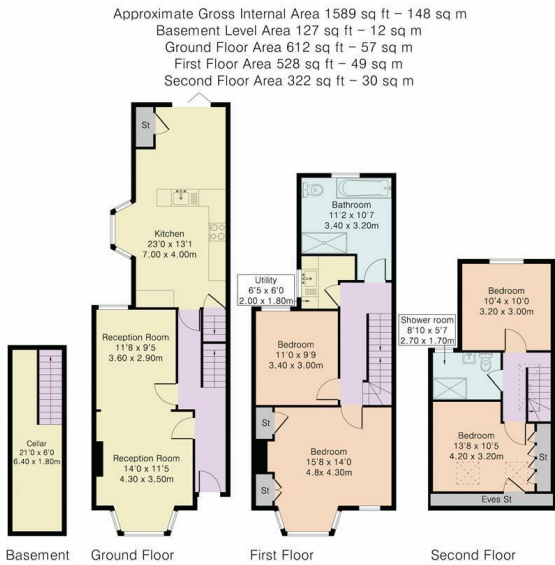
Additional Information:

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

Disclaimer:

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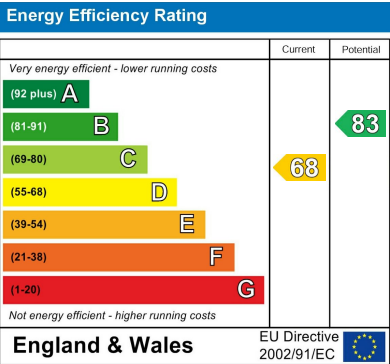
FLOORPLAN



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EPC RATING



MAP

