






## Beaconsfield Road, Leyton, London, E10

Offers In Excess Of £600,000

**FOR SALE**

 2  1  3

Freehold

- 3 Bedroom Victorian mid terrace house
- 2 Reception rooms
- Double glazed & gas central heating
- Potential to extend (STPP)
- Leyton Central line tube station: 0.3 mile
- EPC rating: D (62)
- Council tax band: C
- Rear garden: approx 50ft
- Chain-free
- Internal: 913 sq ft (84 sq m)

A classic three bedroom, mid-terrace house on Beaconsfield Road.

This property offers the opportunity to create a fantastic family home. As currently configured the ground floor comprises two reception rooms (the front one with a beautiful bay), kitchen, lean to and WC. Upstairs there are three bedrooms (two doubles and one single), plus the family bathroom. Many of the neighbouring properties have been extended, and this property could be made into something truly special by doing the same (subject of course to the usual consents and permissions). The garden could easily accommodate a kitchen diner extension to the rear whilst retaining a generous outside space, and neighbours have also extended into the loft.

Location-wise this property scores highly. Nestled between Francis Road and Leyton High Road, it's perfectly placed to enjoy the many bars and eateries in and around E10, plus offering easy access to Westfield and the City beyond via the Central Line.

This is a fantastic blank canvas. It could be turned into something epic. If that sounds like exactly what you are looking for, then give us a call and take a look...

# Beaconsfield Road, Leyton, London, E10

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

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

### Ground Floor WC

5'3 x 2'7

Door to lean to.

### Reception Room

14'6 x 10'10

### Dining Room

12'6 x 10'6

Door to lean to.

### Kitchen

6'9 x 6'2

Door to lean to.

### Lean To

9'3 x 5'3

Door to dining room, kitchen, lean to & rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'9 x 10'11

### Bedroom Two

12'7 x 10'10

### Bedroom Three

9'4 x 4'11

### First Floor Bathroom

6'9 x 5'1

### Rear Garden

approx 50'

### Additional Information:

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

### Notice:

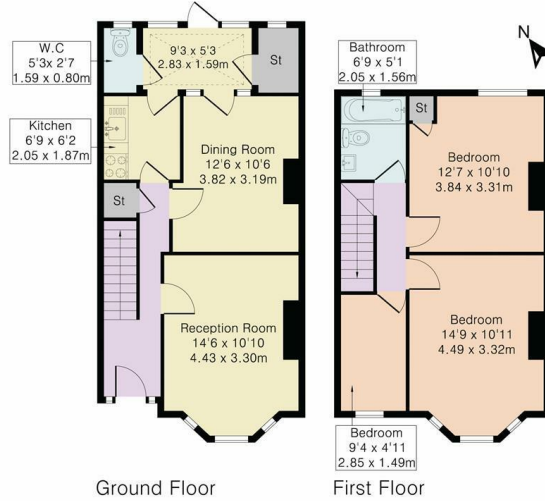
All photographs are provided for guidance only.

### 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

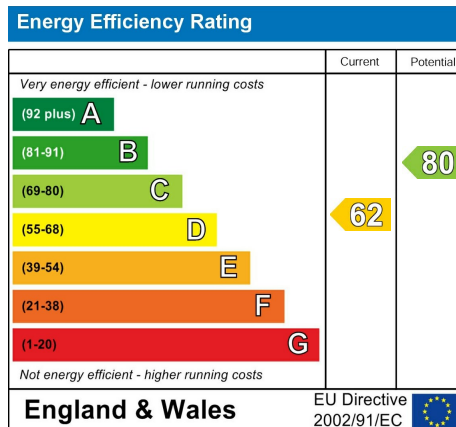
Approximate Gross Internal Area 913 sq ft – 84 sq m  
Ground Floor Area 488 sq ft – 45 sq m  
First Floor Area 425 sq ft – 39 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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



## MAP



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