



Grosvenor Road, Leyton, London, E10

Offers In Excess Of £695,000

Freehold

FOR SALE

 1  1  3

- Victorian Mid Terrace House
- Lounge/Diner
- Loft Conversion & Conservatory
- Rear Garden: Approx 60'
- Leyton Midland Road Station: 0.2 miles
- Leytonstone Tube Station: 0.6 miles
- Double Glazing & Gas Central Heating
- EPC Rating: C
- Council Tax Band: C
- 973 Sq Ft (90 Sq M)

A vibrant Victorian three bedroom terrace, full of character and colour, on Grosvenor Road.

The smart downstairs layout allows for a generous open plan living space, with plenty of natural light throughout. An ideal space for dual-purpose living, the front of the house has a delightful living area where you can cosy up with the kids for film night plus a large dining space which is perfect for entertaining. A practical, airy kitchen leads to a beautifully maintained garden with patio, lawn, and shed.

Moving on up to the first floor there are two spacious double bedrooms, with ample storage, along with a fresh and light three piece family bathroom. The top floor houses another double bedroom.

This property is located just off vibrant Francis Road, which is filled with coffee shops, eateries and lovely local shops. Have you checked out Morny's Bakehouse?

Living here, you're surrounded by outstanding schools including Newport Primary and Dawlish Primary. In addition to the kids having a large garden, there's plenty of nature just a short stroll away, including Hollow Ponds and Jubilee Park. You're also spoilt for choice for transport, with three stations being within walking distance, the nearest being Leytonstone Underground Station. Regular buses provide connections to Stratford, Walthamstow and Hackney too, so whether its drinks, shopping or food, you've got it all!

Shall we take a look ?

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DIMENSIONS

In The Owners Words...

"This house has been such a wonderful family home for us, we have invested with a great deal of love in the property. People always comment on the feel of our home, it's colourful, spacious and light but also very comfortable and cosy. We love that it is only a short stroll to the wonderful Francis Road and our children love going to the Leyton Boundary Gardening club on Saturday mornings. Grosvenor Road is so fantastic, quiet yet really friendly, we feel part of a community with great neighbours. We will miss this house greatly and wish we could uproot it and take it with us."

Dimensions:

Entrance

Via front door leading into:

Entrance Hall

Open to:

Lounge/Diner

23'11 x 14'2

Staircase leading to first floor. Open to:

Kitchen

9'7 x 8'2

Door to:

Conservatory

10'0 x 5'9

Door to rear garden.

First Floor Landing

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

Bedroom One

13'3 x 10'5

Bedroom Three

11'4 x 8'8

First Floor Bathroom

Second Floor Landing (Loft)

Door to:

Bedroom Two

11'5 x 10'11

Rear Garden

approx 60'

Disclaimer:

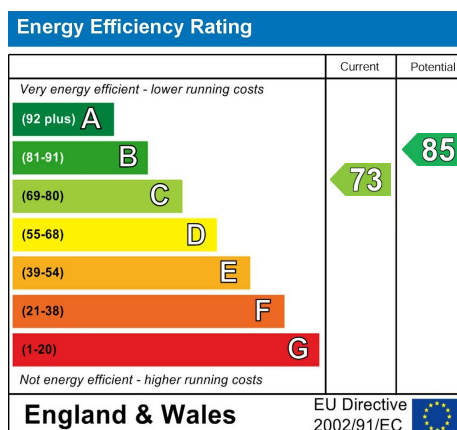
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 973 sq ft – 90 sq m
 Ground Floor Area 459 sq ft – 43 sq m
 First Floor Area 358 sq ft – 33 sq m
 Loft Room Area 156 sq ft – 15 sq m



EPC RATING



MAP

