



Norlington Road, Leyton, London, E10

Offers In Excess Of £750,000

Freehold

FOR SALE

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- 3 Bedroom terraced house
- Chain-free
- Rear garden: 40 ft approx
- Ground floor WC & shower room
- Internal: 1225 sq ft (114 sq m)
- Double glazing & gas central heating
- Leyton Midland Road station: 0.2 miles
- Leytonstone tube station: 0.5 miles
- EPC rating: D
- Council tax band: C

It's hard to look at this property without feeling quietly thrilled, because all the hard work has been done. You get to take over now and bring the vibe and personality of your family to this beautiful, well crafted space. And make it truly and unmistakably YOUR home.

It's a strong layout in which the bathrooms are positioned in the middle of the property, allowing the natural light to be maximised in the living areas. The large kitchen-diner is flooded with natural light for the bold skylight, and is a wonderfully workable family space.

The property is a classic Victorian with 3 double bedrooms, a ground floor shower room and WC and an upstairs bathroom, it's been designed with care and know-how (such as securing beams into the loft flooring). And with minimal work, the garden can be easily transformed into a lovely green space for gathering and entertaining, leading out from that large kitchen-diner.

Situated on this quiet residential road in a buzzing part of E10, the property is walking distance to everything you need. You'll be living between Hackney Marshes and Wanstead Flats with both areas of green space just a short cycle away.

There's a variety of local schools and parks nearby. Francis Road is also a couple of minutes walk and is filled with local independently owned shops, cafes and restaurants, our favorites are Marmelo and Yardarm. The high roads of Leyton and Leytonstone offer a variety of additional shops and services, plus the property is located near some great pubs, The Northcote, the Heathcote and Star and the Leyton Technical. Located just 10 minutes from the underground (Central Line) and the Overground, you have easy access to Stratford Westfield and Central London.

This is a chain-free family home with all the big work done (including the prep for a future double dormer extension, should you so decide). It just needs your vision and ideas to complete the picture. So, the fun bit. Shall we take a look?

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DIMENSIONS

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open to reception room & kitchen/diner/lounge. Door to:

Ground Floor WC

Reception Room

18'4 x 11'10

Open to:

Shower Room

5'3 x 5'3

Kitchen/Diner/Lounge

19'0 x 15'1

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'5 x 10'6

Bedroom Two

13'9 x 8'6

Bedroom Three

11'2 x 9'10

First Floor Bathroom

8'6 x 6'7

Rear Garden

approx 40'

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

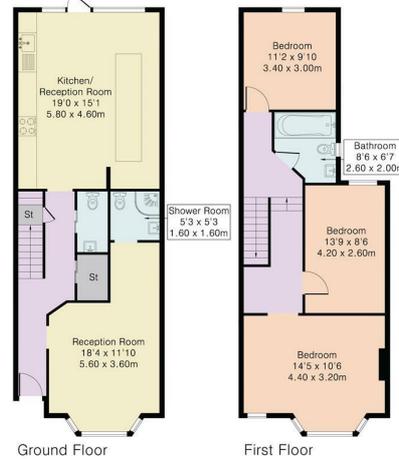
Annual Council Tax Estimate: £1,724.39 pa

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 1225 sq ft – 114 sq m
Ground Floor Area 659 sq ft – 61 sq m
First Floor Area 567 sq ft – 53 sq m



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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