



Morley Road, Leyton, London, E10

Offers In Excess Of £800,000

Freehold

- 4 Bedroom Victorian terraced house
- 2 Reception rooms
- Loft conversion
- Rear garden: approx 40'
- Leyton tube station: 0.6 miles
- Leyton Midland Road station: 0.2 miles
- Internal: 1183 sq ft (110 sq m)
- Double glazing & gas central heating
- EPC rating: D
- Council tax band: C

A beautifully renovated Victorian family home, full of character with original features, stripped wood floors and high ceilings; recently refurbished to create a modern, family home, and to an excellent standard

The spacious, dual aspect lounge is full of light and gently separates those wanting to do their own thing, while still being together.

The kitchen with solid wood worktops, extends to a lovely dining space with skylights that flood the area with natural light. From here bi-folding doors lead out to a well planned garden: with lawn, established shrubs, decking area, and a garden shed.

The first double bedrooms are on the second floor along with the large, contemporary family bathroom, and on the second floor: 2 more bedrooms and a shower room.

All the rooms are spotlessly finished, with a calming palette and easy feel throughout.

This is an exciting, constantly evolving area. Living here you'll be close to a variety of schools, parks, sports, entertainment and all the independent shops, cafes and restaurants on nearby Francis Road. Some of our favourites are Yardarm, Marmelo Kitchen and Albert & Francis. There're easy transport links too with Leyton and Leyton Midland Road stations within a 10 minute walk from home, and it's just one stop on the Central Line to Westfield for mega

FOR SALE

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to living room, reception room two & kitchen.

Living Room

13'3 x 11'2

Open to:

Reception Room Two

11'0 x 9'1

Open to living room.

Kitchen

10'0 x 8'0

Open to:

Dining Room

9'10 x 7'8

Open to kitchen.

First Floor Landing

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

Bedroom One

14'3 x 11'2

Bedroom Two

10'10 x 9'2

First Floor Bathroom

9'10 x 7'9

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Three

12'11 x 10'8

Bedroom Four

10'3 x 7'9

Second Floor Shower Room

8'10 x 4'9

Rear Garden

approx 40'

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 1183 sq ft – 110 sq m
 Ground Floor Area 494 sq ft – 46 sq m
 First Floor Area 404 sq ft – 38 sq m
 Top Floor Area 285 sq ft – 26 sq m



EPC CHART

