






Cheltenham Road, Leyton, London, E10

£2,500 Per Annum

Unfurnished

TO LET

 2  1  3

- End of terrace house
- 3 Bedrooms
- 2 Reception rooms
- Double glazing & gas central heating
- Leyton Midland Road station: 0.4 mile
- Deposit: £2884.61
- EPC rating: D (64)
- Council tax band: C
- Rear garden
- Internal: 928 Sq ft (86 sq m)

A beautiful three bedroom, end of terrace house on Cheltenham Road. Located on the border where E10 meets E17, it's ideally positioned for everything these fantastic areas have to offer. It's also less than a mile to both Leytonstone and Walthamstow Central stations, meaning commuting is a breeze too.

Inside the presentation and finish is as good as we've seen for ages. On the ground floor there are two equally sized reception rooms, and a kitchen fitted with smart modern cabinets and work surfaces. Upstairs there are three bedrooms (two doubles and a single that could double as a study or nursery) plus a three piece family bathroom, complete with shower over the tub. All of the rooms are decorated to a high standard in a cool, neutral palette.

Outside there is a well-proportioned garden, mostly laid to lawn and with border planting.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to all ground floor rooms.

Reception Room One

11'0 x 11'9 (3.61m x 3.58m)

Reception Room Two

11'0 x 10'9 (3.35m x 3.28m)

Door to rear garden.

Kitchen

8'9 x 7'1 (2.67m x 2.16m)

Side door leading into rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'2 x 12'6 (4.01m x 3.81m)

Bedroom Two

12'0 x 9'8 (3.66m x 2.95m)

Bedroom Three/Study/Nursery

9'8 x 7'3 (2.95m x 2.21m)

First Floor Bathroom

9'2 x 5'10 (2.79m x 1.78m)

Rear Garden

Additional Information:

Length of tenancy - 12 months with 6 month break clause.

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

Disclaimer:

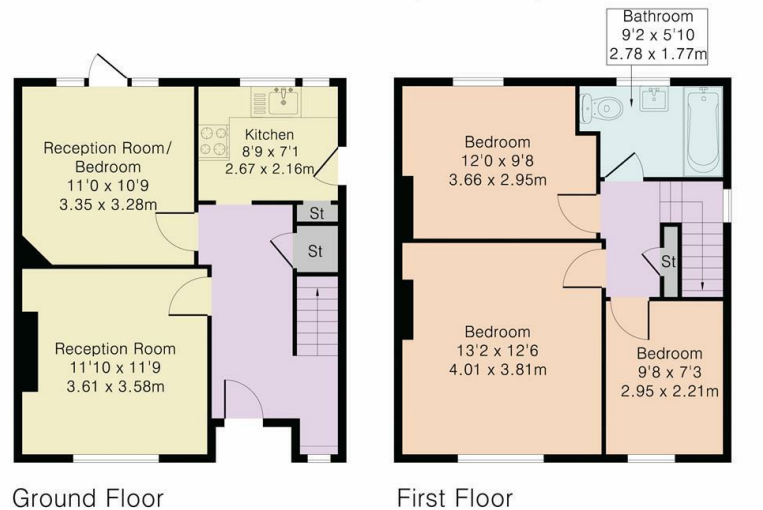
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FLOORPLAN

Approximate Gross Internal Area 928 sq ft – 86 sq m

Ground Floor Area 452 sq ft – 42 sq m

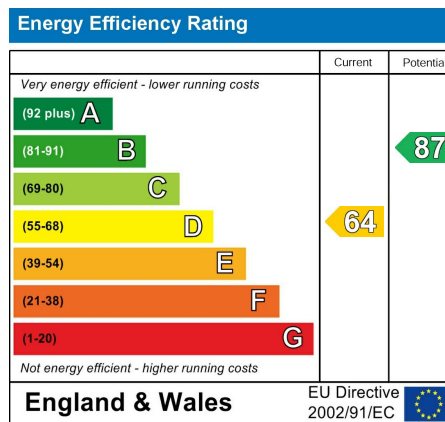
First Floor Area 476 sq ft – 44 sq m



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 practise. 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



LOCATION



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