



Ranelagh Road, Leytonstone, London

We are delighted to offer for sale this three-bedroom house, situated on Ranelagh Road. Offering spacious accommodation, a large reception room and excellent potential for further enhancement, this property presents an exciting opportunity for families, homeowners and investors alike.

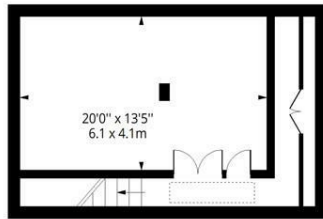
The property comprises three well-proportioned bedrooms and a generously sized reception room, providing ample space for both everyday family living and entertaining. The existing accommodation offers a practical layout, with scope for prospective purchasers to modernise, personalise and create a home tailored to their individual requirements.

A particularly attractive feature of this property is the potential to extend to the rear and into the loft, subject to the necessary planning permissions and building regulations. These possibilities could allow future owners to increase the living space and add further value, making the property an appealing prospect for those looking to undertake a home improvement project. The property also benefits from a basement, offering additional space with potential for a variety of uses, subject to its condition and any relevant consents.

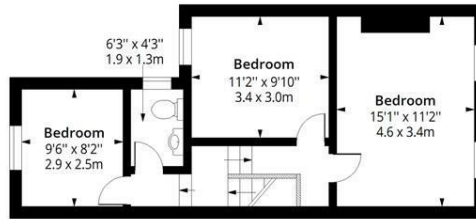
Whether you are looking for a family home with room to grow, a property to renovate and add value to, or a long-term investment, this house offers a wealth of possibilities in an established residential location.

£600,000

- Three Bedroom Family House
- Spacious Private Garden
- Separate Kitchen
- Features a Spacious Lower Ground Basement
- 0.7m To Leyton Station
- 0.7m To Leytonstone High Road Station
- 0.7m To Maryland Station
- EPC - D
- Council Tax - C
- 1489 Sq Ft (138.33 SQ M)



Lower Ground Floor
Floor Area 369 Sq Ft - 34.28 Sq M



First Floor
Floor Area 485 Sq Ft - 45.06 Sq M



Ground Floor
Floor Area 635 Sq Ft - 58.99 Sq M

Ranelagh Road E11

Approx. Gross Internal Area
1489 Sq Ft - 138.33 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

