



**Price**  
**£625,000**

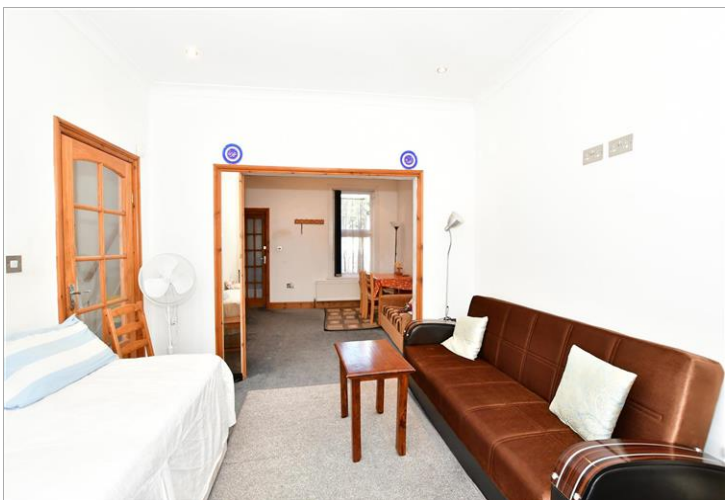
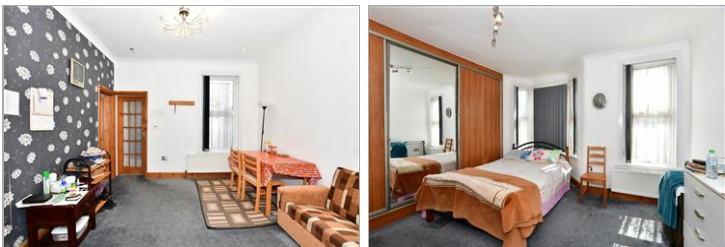
**Freehold**

3x  2x  2x 

**Waterloo Road, Leyton,  
E10**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Larger than average period house
- Centrally located close to a variety of shops, bars and restaurants
- Half a mile to Leyton Midland Road Station
- Within walking distance of Jubilee Park
- Potential to extend, subject to planning permissions

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'3 x 10'8 (4.04m x 3.25m)

Dining Area: 12'0 x 11'3 (3.66m x 3.43m)

Kitchen : 11'8 x 8'7 (3.56m x 2.62m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 12'2 (3.99m x 3.71m)

Bedroom 2 : 11'4 x 8'5 (3.46m x 2.57m)

Bedroom 3: 6'6 x 5'4 (1.98m x 1.63m)

Bathroom

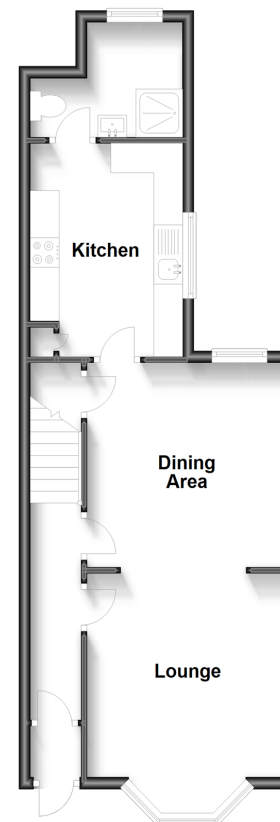
### OUTSIDE

Front Garden

Rear Garden

### Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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