



**Price**

**£700,000**

**Freehold**

4x  2x  2x 

**Whitney Road, Leyton,  
E10**



## Main features

- Larger than average family home
- Chain free
- Fantastic location
- Can be modernised to suit the new owners taste
- A short walk from all local shops, bars and restaurants

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'1 x 11'0 (3.99m x 3.36m)

Dining Room: 13'0 x 9'0 (3.97m x 2.75m)

Breakfast Area: 19'0 x 7'0 (5.80m x 2.14m)

### FIRST FLOOR

Hallway

Bedroom 2 : 14'0 x 10'0 (4.27m x 3.05m)

Bedroom 3 : 14'0 x 9'0 (4.27m x 2.75m)

Bedroom 4 : 8'0 x 7'0 (2.44m x 2.14m)

Family Bathroom : 5'1 x 5'0 (1.55m x 1.53m)

### SECOND FLOOR

Inner Hallway

Bedroom 1: 14'0 x 8'1 (4.27m x 2.47m)

Bathroom : 7'0 x 5'5 (2.14m x 1.65m)

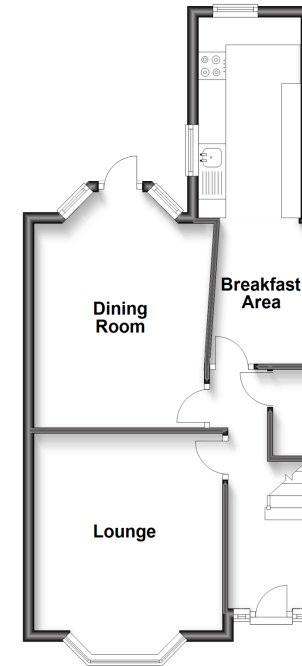
### OUTSIDE

Front Garden

Rear Garden

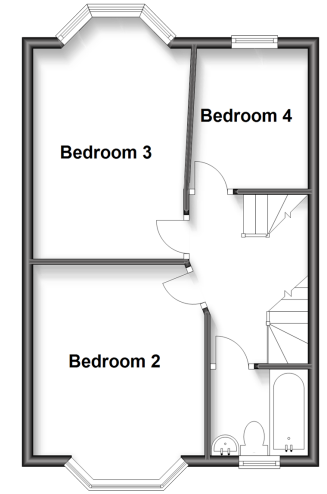
### Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



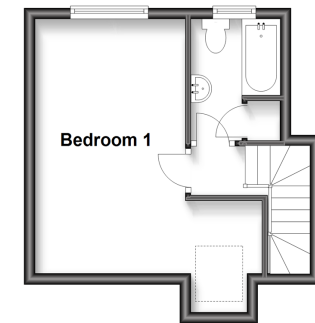
### First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



### Second Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



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- 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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