



**Price**  
**£800,000**

**Freehold**

4x  2x  2x 

**Essex Road, Leyton, E10**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Larger than average period family home
- Separate Lounge/ Dining Area
- Good condition throughout
- Can be extended subject to the usual permissions
- Great location in the heart of Leyton with local amenities nearby

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 28'0 x 10'2 (8.54m x 3.10m)

Dining Area: 10'8 x 5'4 (3.25m x 1.63m)

Kitchen / Breakfast Room : 17'7 x 7'4 (5.36m x 2.24m)

Shower Room

### FIRST FLOOR

Hallway

Bedroom 2 : 16'4 x 11'8 (4.98m x 3.56m)

Bedroom 3 : 14'0 x 9'8 (4.27m x 2.95m)

Bedroom 4 : 10'7 x 7'8 (3.23m x 2.34m)

Shower Room

### SECOND FLOOR

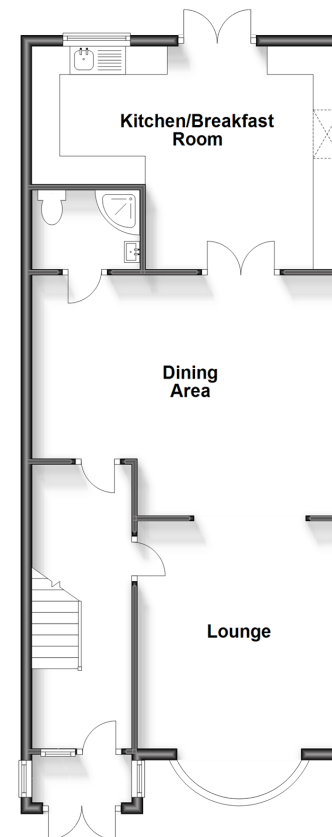
Bedroom 1: 18'7 x 12'7 (5.67m x 3.84m)

### OUTSIDE

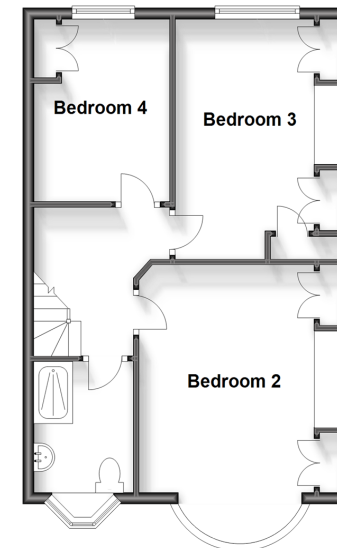
Front Garden

Rear Garden

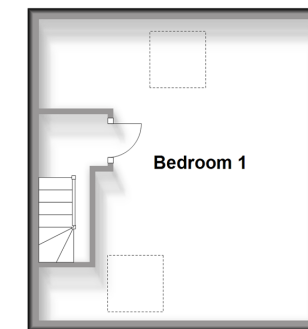
**Ground Floor**  
Approx. 71.3 sq. metres (767.8 sq. feet)



**First Floor**  
Approx. 47.1 sq. metres (507.3 sq. feet)



**Second Floor**  
Approx. 26.2 sq. metres (282.3 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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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