



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

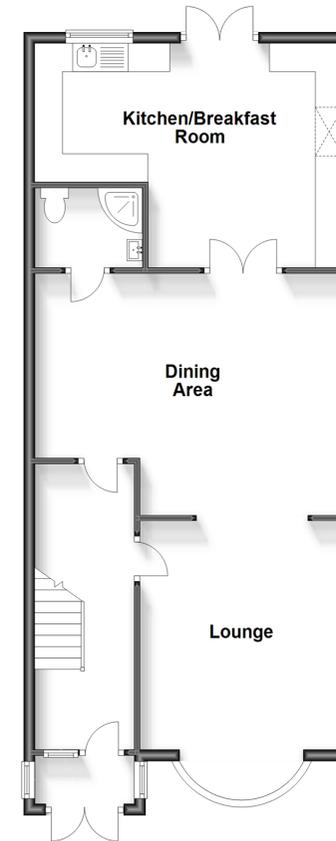
- Front Garden
- Rear Garden

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- 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

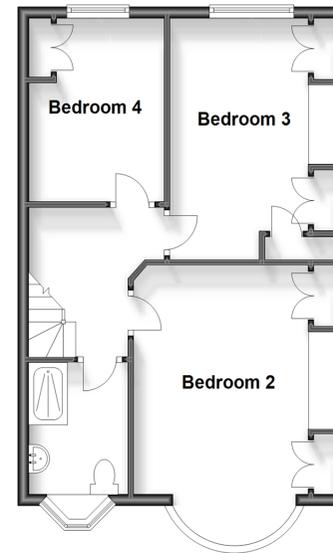
Ground Floor

Approx. 71.3 sq. metres (767.8 sq. feet)



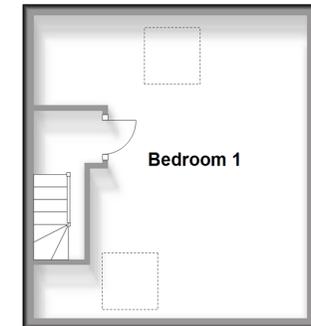
First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Second Floor

Approx. 26.2 sq. metres (282.3 sq. feet)



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