



## Sedgwick Road, Leyton, E10 6QR

### Offers In Excess Of £600,000



**\*\*TERRACED HOUSE WITH GREAT POTENTIAL IN A PROMINENT LOCATION OFF HIGH ROAD LEYTON - VIRTUAL TOUR AVAILABLE\*\***

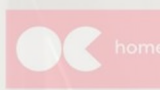
OC Homes are delighted to offer this three-bedroom terraced house to the sales market, ideally situated within walking distance of Leyton Underground Station (Central Line). The property is coming to the market for the first time in 40 years and is the perfect project home with lots of scope for development. A period house on a sought-after, tree-lined street off High Road Leyton, the property is ideal for buyers looking for a traditional terraced house in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - front garden, entrance hallway, spacious through lounge reception room with dining room, kitchen, utility room, ground floor bathroom, and access to a good size rear garden. The first floor comprises three bedrooms and access to a sizable loft that has the potential to be converted to a fourth bedroom with en suite bathroom (STPP). Furthermore, there is potential to extend to the rear and into the side return of the garden, creating a larger living space on the ground floor. This property is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

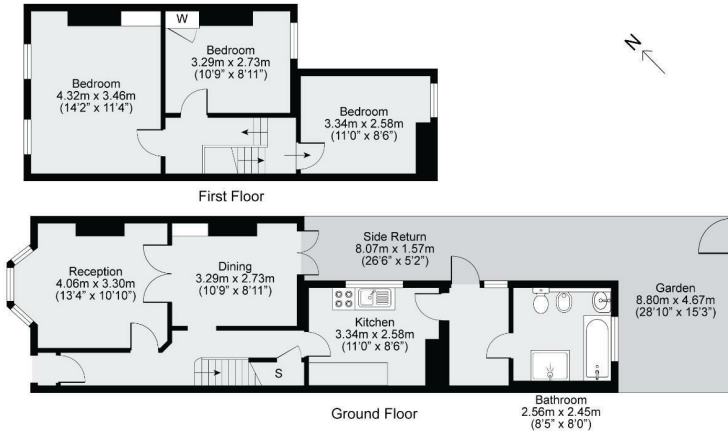
- IDEAL RENOVATION PROJECT
- LOCATED OFF HIGH ROAD LEYTON
- PERIOD TERRACED HOUSE
- CLOSE TO LEYTON TUBE STATION
- HUGE DEVELOPMENT POTENTIAL
- LOTS OF LOCAL AMENITIES
- CHAIN FREE
- VIRTUAL TOUR ONLINE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







GROSS INTERNAL AREA (GIA) The footprint of the property 97.9sqm / 1054.0sqft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.2sqm / 12.9sqft	EXTERNAL STRUCTURAL FEATURES Balcony, Terrace, Verandah, etc. 55.3sqm / 595.2sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sqm / 0.0sqft
--	---	---	--

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.