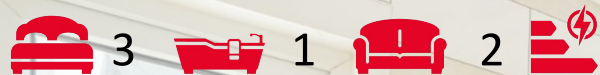




Bromley Road, Leyton, E10 7AD

Offers In The Region Of £575,000



**** CHAIN FREE - TERRACED HOUSE WITH GREAT POTENTIAL IN A PROMINENT LOCATION OFF LEA BRIDGE ROAD, LEYTON - VIRTUAL TOUR AVAILABLE****

OC Homes is delighted to offer to the sales market, this three-bedroom terraced house ideally situated within walking distance to Walthamstow Central Station (Victoria Line/Overground). The property is the perfect project home with lots of scope for development, making this 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, two reception rooms, fitted kitchen, access to a good size rear garden with side return. The first floor offers three bedrooms, a piece bathroom suite, and access to a sizable loft that has the potential to be converted to a fourth bedroom with an en suite bathroom (STPP).

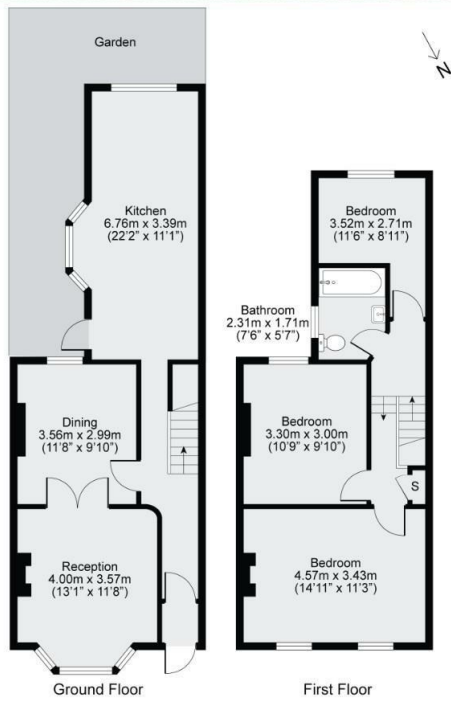
Furthermore, there is potential to extend to the rear and into the side return of the garden, creating a larger living space on the ground floor.

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.

- POTENTIAL FOR REAR AND LOFT EXTENSION
- IDEAL LOCATED OFF LEA BRIDGE ROAD, LEYTON
- WALKING DISTANCE TO WALTHAMSTOW CENTRAL STATION
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CHAIN FREE





GROSS INTERNAL AREA: 105.3sqm / 1133.0sqft
 TOTAL STORAGE SPACE: 0.3sqm / 3.3sqft
 EXTERNAL STRUCTURAL ELEMENTS: Concrete Slabs, Terraces, Windows etc.
 RESTRICTED FLOOR HEIGHT: 2.00m / 6.56ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Whilst 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

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.