



Peterborough Road, Leyton, E10 6HH

Offers In Excess Of £600,000

3 1 2 D

**** THREE-BEDROOM TERRACED HOUSE WITH ADDITIONAL LOFT ROOM. GREAT POTENTIAL FOR MODERNISATION AND DEVELOPMENT IN SOUGHT AFTER LOCATION ****

OC Homes is delighted to offer this three-bedroom terraced house to the sales market, ideally situated on the sought after Barclays Estate in Leyton, with several local amenities and excellent transport links. The property is the perfect project home with lots of scope for development. A period house on a lovely tree-lined street in Leyton, the property is ideal for buyers looking for a traditional terraced house in a superb location to put their stamp on.

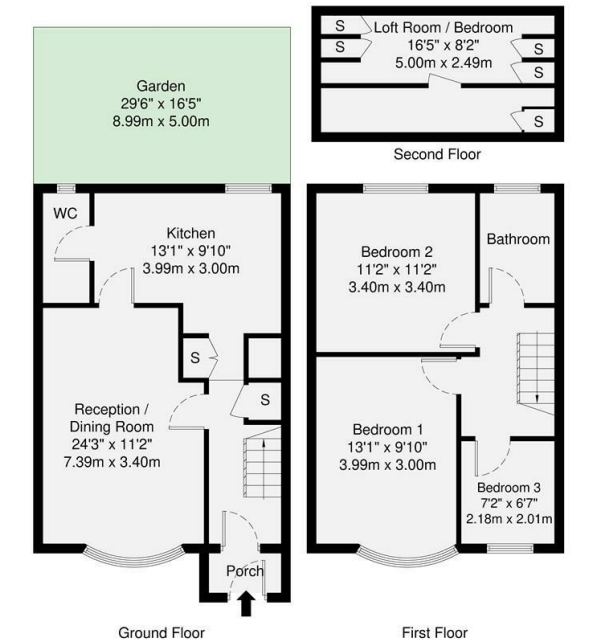
Accommodation comprises; Ground Floor - entrance hallway, spacious double reception room, kitchen, ground floor w/c, and a good size rear garden. The first floor comprises two double bedrooms, a single bedroom, three-piece bathroom suite, with fixed ladder up to a loft room, which can be further developed into a bedroom with ensuite bathroom by adding stairs and changing into a full dormer conversion. Furthermore, there is potential to extend to the rear, creating a larger living space on the ground floor. This property is offered chain-free, and is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

- THREE BEDROOM HOUSE WITH LOFT ROOM
- IDEAL RENOVATION PROJECT
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

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.



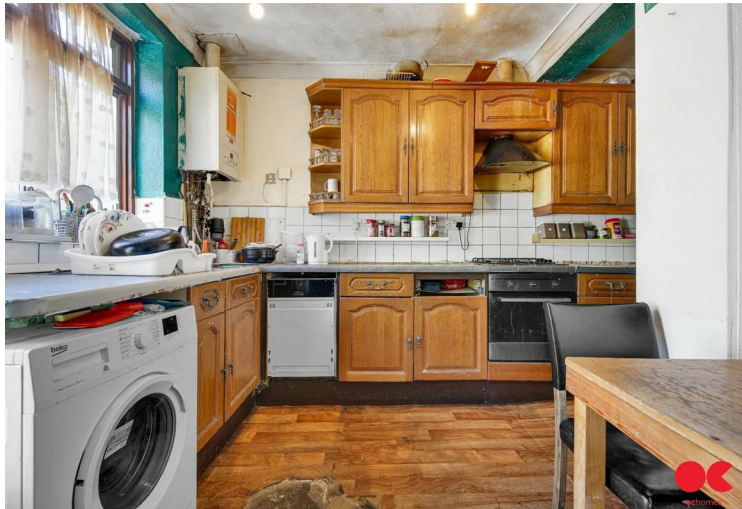


DISCLAIMER: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

MAISON VUE



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | 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.