



1 Rhodesia Road, London

£750,000 Freehold

THREE BEDROOM FAMILY TERRACE • ELEGANTLY APPOINTED • 10 MINS TO LEYTONSTONE TUBE • PREVIOUSLY APPROVED POTENTIAL FOR DEVELOPMENT (SUBJECT TO RE-APPROVAL) • 5 MINS TO FRANCIS ROAD • FOLLOW US ON INSTAGRAM @E10HOMES_LEYTON

E10
Homes



Take in that impressive, Victorian brick frontage for a superb street view. Inside, immaculate restored original timber floorboards flow underfoot from the hallway into your glorious, 220 square foot open plan dining room/lounge. Dual aspect between the box bay window at the front and patio doors at the rear, this striking space is finished in stately deep blue up to the picture rail. There's a charming bespoke window seat with built-in storage to the front, and a pair of elegant vintage hearths. Back out in the hallway, with its own two tone colour scheme of hunters green and cream split by the dado rail, and there's more bespoke storage under the stairs. Your lengthy, dual aspect kitchen sits at the end of the hall. In here you have a comprehensive suite of cream cabinetry, timber style worktops and striking jet black metro tile splashbacks. Large skylights bathe everything in natural light and you have a lovely view of your garden. There's even a high end Smeg fridge that's staying in place. Step out for your garden, where slate gravel gives way to lush lawn flanked by charming foliage and timber fencing. It's all barely overlooked and there's a handy shed at the end. Upstairs now and your principal bedroom comes in at a generous 140 square feet, with a tranquil pastel green Farrow & Ball paintjob and integrated floor to ceiling wardrobes either side of the original hearth. Next door, bedroom two is a sizeable single, currently in use as the ideal home office. Elsewhere, your family bathroom features a luxurious double ended tear drop tub, with pastel mosaics up to the ceiling and a smart white suite. Bedroom three sits to the rear, pleasantly finished in charming wallpaper and soft plush carpet. There has been previously approved (now expired, subject to re-approval) planning permission for extensions to the rear and up into the loft, so you can potentially add more bedrooms and another bathroom, making this a home that can grow with you and yours. And finally there's even an integrated Hive smart heating system, for simplicity and efficiency.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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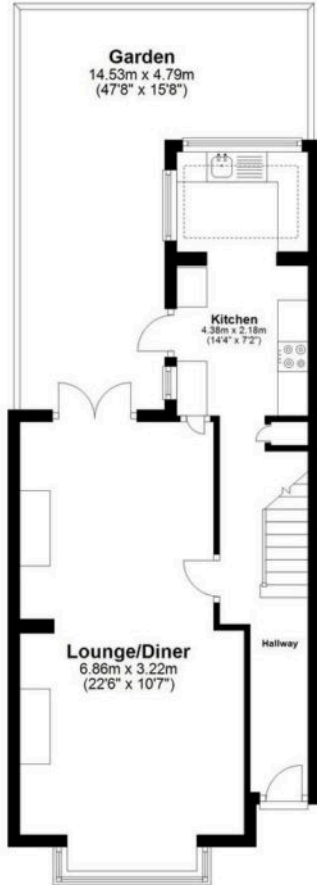
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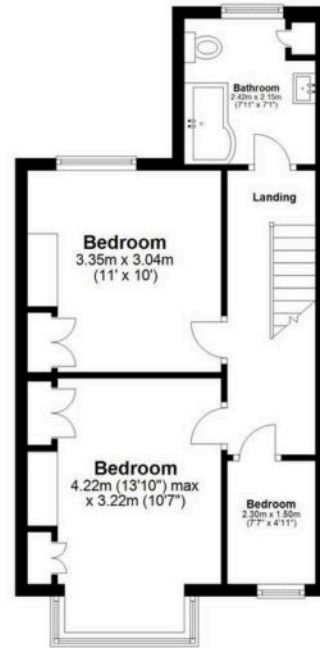
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

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