



Peterborough Rd, London, E10 6EL

Offers in excess of £600,000

Sandra Davidson are proud to present this spacious, very well maintained three bedroom Edwardian property on a much sought after road in Leyton. The property features three bedrooms on the first floor, through lounge, conservatory, a family bathroom, fitted kitchen, approximately 50" rear garden. The property is within close proximity to transport links, local shops and amenities. The property can only be appreciated by internal inspection.

- Three Bedrooms
- Through Lounge
- Family Bathroom
- Conservatory
- Fitted Kitchen
- Close Proximity to Whipps Cross
- Gas Central Heating
- Close To Transport Links
- Close to Leyton Sixth Form College & Barclay Primary School





ENTRANCE

Via partly glazed wooden door with sidelight window to entrance hallway with wooden flooring, picture rail, dado rail, radiator, carpeted stairs leading to first floor, understair storage cupboard, door to;

THROUGH LOUNGE

Double glazed bay window to front with radiator under, stone feature fireplace surround, coving, fitted carpet, two wooden doors with sidelight windows to conservatory.

KITCHEN

Fitted wall and base units, work surface, tiled walls, single bowl single drainer sink unit, space for gas oven, wooden flooring, door to;

CONSERVATORY

Double glazed windows to rear, wooden flooring, radiator, plumbing for washing machine, double glazed door to rear.

LANDING

Fitted carpet, access to loft space, door to;

BEDROOM ONE

Double glazed bay window to front with radiator under, fitted carpet.

BEDROOM TWO

Double glazed window to rear with radiator under, fitted carpet, wall lights, built in storage cupboard housing boiler.

BEDROOM THREE

Double glazed window to front with radiator under, fitted carpet, picture rail.

BATHROOM/W.C

Double glazed opaque window to rear, suite comprising panelled bath, shower attachment, pedestal hand wash basing, low level w.c, partly tiled walls, vinyl flooring, radiator.

EXTERIOR

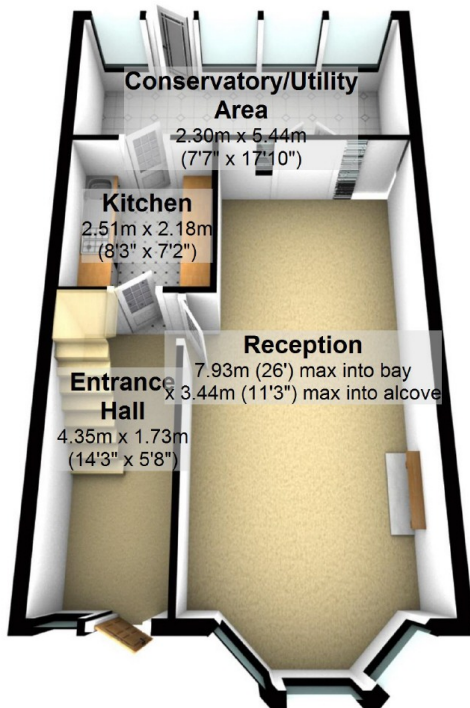
The rear garden is approximately 50' with paved patio area with steps down to further paved patio area with mature flower and shrub borders, two timber storage sheds.





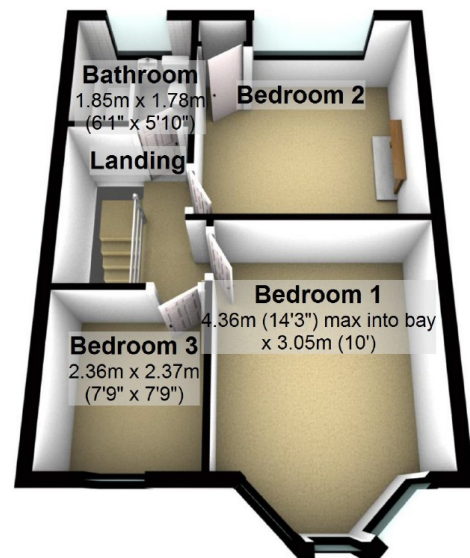
Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 87.3 sq. metres (940.0 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using PlanUp.