



Park Road, Leyton, E10 7DB Offers In Excess Of £600,000



** RARE TO MARKET THREE-BEDROOM SEMI DETACHED HOUSE WITH SHARED DRIVE IN LEYTON - CHAIN FREE **

* GUIDE PRICE - £620,000 TO £635,000 *

OC Homes is delighted to offer this rare to market three-bedroom semi-detached house to the sales market, ideally situated in Leyton, with several local amenities and excellent transport links. The property is a wonderful period house on a tree-lined street in Leyton ready move into, with the scope to add value and develop further. The property is ideal for buyers looking for a traditional house with a shared drive in a superb location close to lots of local amenities and also has the benefit of side access into the garden.

Accommodation comprises; Ground Floor - entrance hallway, reception room, dining room, kitchen, utility room, shower room, and a low maintenance rear garden with side return and access from driveway. The first floor comprises three bedrooms and access to loft space with scope for conversion for at least another bedroom and bathroom (STPP). This property is sure to attract a lot of interest being in a sought after location with great local amenities, and is offered chain free. To arrange a viewing please call the OC Homes sales team now.

- SEMI DETACHED HOUSE
- SIDE ACCESS
- LOTS OF POTENTIAL
- IDEAL FAMILY HOME
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES

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.



Park Road Leyton, E10

GROSS INTERNAL AREA
99.7 sq m / 1073 sq ft

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(F2 plus) A	83
(B1-B1) B	60
(B9-B9) C	75
(D5-D4) D	54
(E3-E4) E	54
(F1-F8) F	54
(G1-G9) G	54

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(F2 plus) A	75
(B1-B1) B	54
(B9-B9) C	54
(D5-D4) D	54
(E3-E4) E	54
(F1-F8) F	54
(G1-G9) G	54

Not environmentally friendly - higher CO₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.