



Colchester Road, Leyton, E10 6HD

Offers In The Region Of £700,000



* 3 BED HOUSE WITH GREAT POTENTIAL IN BARCLAY ESTATE. OVER 1370 SQ FT *

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to offer to the sales market, this larger than average three-bedroom terraced house on Colchester Road. It is in the popular Barclay Estate in Leyton, ideally situated between Leyton and Walthamstow, with a number of local amenities and excellent transport links. The property is the perfect project home with lots of scope for modernisation to turn into a dream family home. It is a great size house on a lovely tree-lined street in Leyton, and is ideal for buyers looking for a starter home in a superb location to put their stamp on.

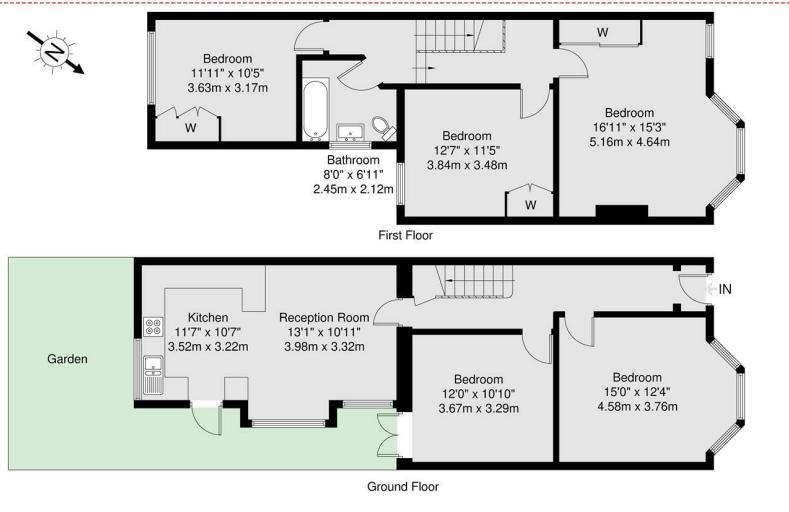
Accommodation comprises; Ground Floor - front garden, entrance hallway, two reception rooms (currently used as ground floor bedrooms), a large kitchen/diner, and access to a south facing rear garden. The first floor comprises three double bedrooms, three piece bathroom suite, and access to a sizeable loft that has the potential to be converted to a fourth bedroom with en suite bathroom (STPP). This property is a great size at over 1370 sq ft, is offered chain free, and is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

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.

- LARGE PERIOD PROPERTY
- OVER 1370 SQ FT
- THREE DOUBLE BEDROOMS
- HUGE SCOPE FOR IMPROVEMENT
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE





GROSS INTERNAL AREA (GIA)
127.7 sq m / 1374 sq ft

TOTAL STORAGE SPACE
2.9 sq m / 31 sq ft

EXTERNAL STRUCTURAL FEATURES
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
0.05m / 0.05ft

IN

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	
Very energy efficient - lower running costs (F2 plus)	A
(B1-31)	B
(69-80)	C
(55-64)	D
(39-54)	E
(21-38)	F
(1-20)	G
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 (F2 plus)	A
(B1-31)	B
(69-80)	C
(55-64)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.