



## Peterborough Road, Leyton, E10 6HH

Offers In Excess Of £625,000



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

GUIDE PRICE £625,000 - £650,000

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.

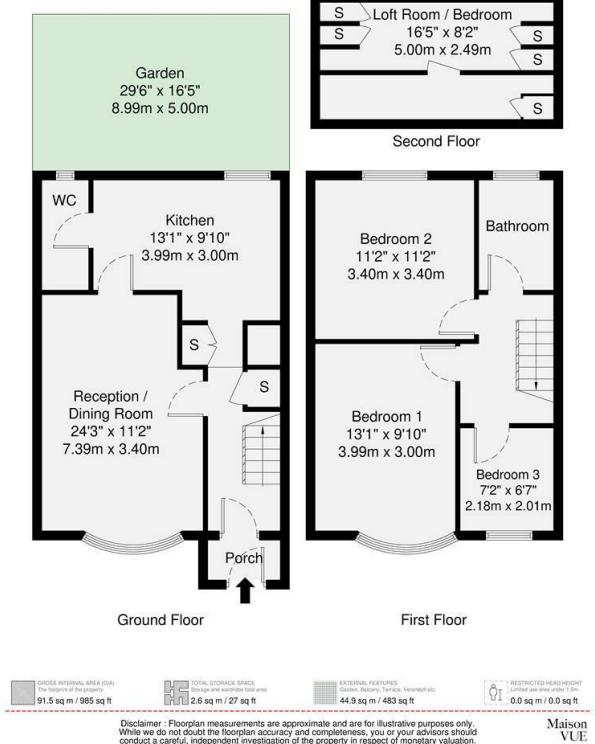
Accommodation comprises; Ground Floor - entrance hallway, spacious double reception room, kitchen, ground floor w/c, and a good size rear garden. The first floor comprises two double bedrooms, a single bedroom, three-piece bathroom suite, with fixed ladder up to a loft room, which can be further developed into a bedroom with en-suite 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. There is also a large basement that runs under the property, the entrance to which was sealed by previous owners. There is scope to reopen this access and make use of the basement space. 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> 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.