



## Dawlish Road, Leyton E10 6QB

**Guide price £775,000**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING HOME!

Birchills Estate Agents are very pleased to present the sales market this gorgeous four bedroom Mid - Terrace house, within close walking distance to Leyton Midland Road Overground Station and Leyton Underground Train Station.

The ground floor of this stunning home boasts two reception rooms, a modern fully fitted kitchen and a shower room.

The first floor offers two double bedrooms, one single bedroom and a family bathroom.

The second floor boasts a double bedroom and an amazing roof terrace.

To the rear there is a stunning well sized garden.

**Dawlish Road, Leyton E10 6QB**

**Living Room**  
**14'8" x 12'0" (4.48 x 3.66)**

**Dining Room**  
**15'2" x 11'9" (4.64 x 3.6)**

**Kitchen**  
**18'7" x 9'2" (5.67 x 2.81)**

**Shower Room**  
**8'9" x 6'8" (2.69 x 2.05)**

**Bedroom 1**  
**15'5" x 12'4" (4.7 x 3.76 )**

**Bedroom 2**  
**11'10" x 10'0" (3.62 x 3.05)**

**Bathroom**  
**7'6" x 5'8" (2.29 x 1.75)**

**Bedroom 3**  
**9'2" x 7'6" (2.81 x 2.29)**

**Bedroom 4**  
**17'5" x 14'11" (5.32 x 4.55)**

**Roof Terrace**  
**15'2" x 9'5" (4.63 x 2.88)**

Garden 14m



Total Area: 129.0 m<sup>2</sup> ... 1388 ft<sup>2</sup> (excluding roof terrace)  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
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