

## 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)

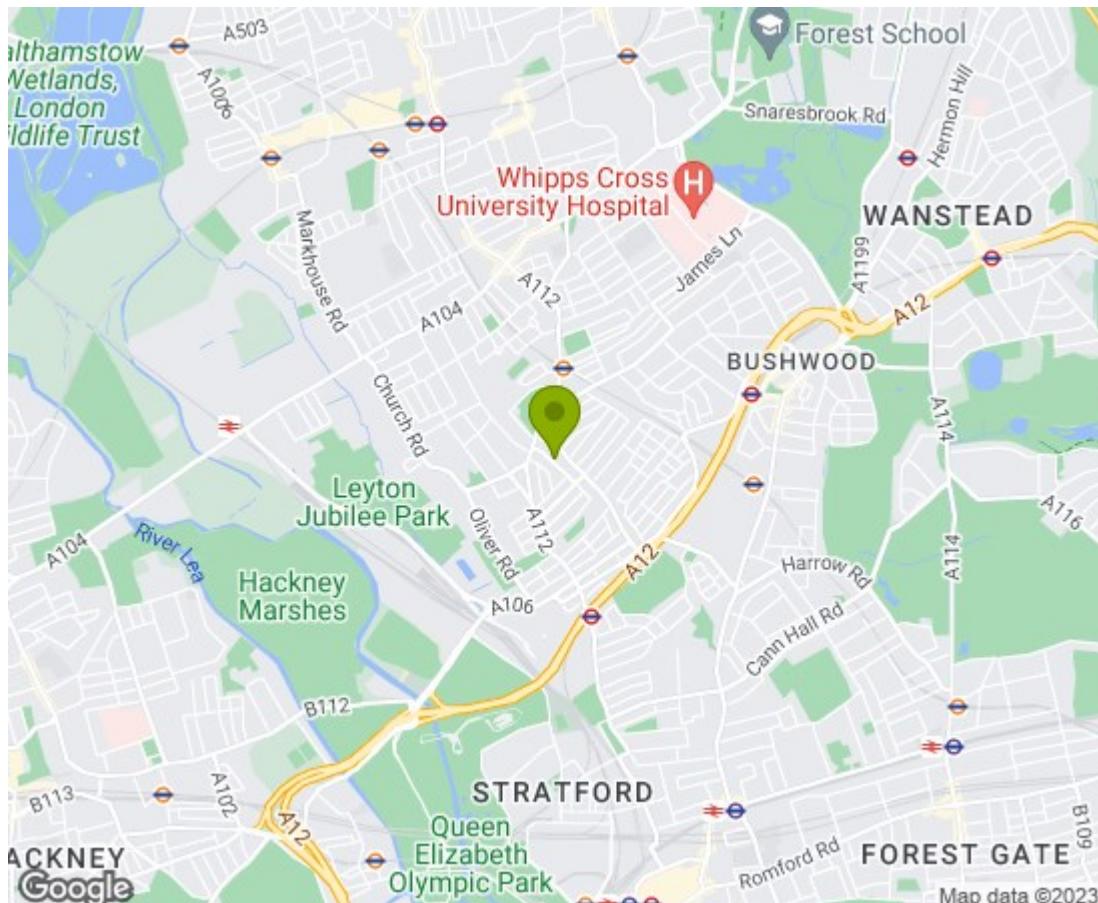
**Bedroom 3**  
9'2" x 7'6" (2.81 x 2.29)

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

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



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	
(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		

