



**Dawlish Road Leyton E10 6QN**



**Two Bedroom End-Of-Terrace With Through Lounge And Ground Floor Bathroom Offers In Excess Of**

Welcome to this charming end of terrace house located on Dawlish Road in Leyton. This delightful property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office.

As you step inside, you are greeted by a cosy through lounge, ideal for relaxing with loved ones or entertaining guests.

The ground floor bathroom provides convenience and practicality, ensuring that your daily routines are made easier. With a short walk to Sidmouth Park, you can enjoy leisurely strolls or picnics in the green surroundings. Additionally, being close to Francis Road means you have easy access to local amenities, shops, and cafes.



**Entrance Via:**

partially glazed door to:

**Through Lounge:**



three splay double glazed bay window to front elevation - stairs ascending to first floor - two radiators - power points - exposed floor boards - door to:



**Kitchen:**



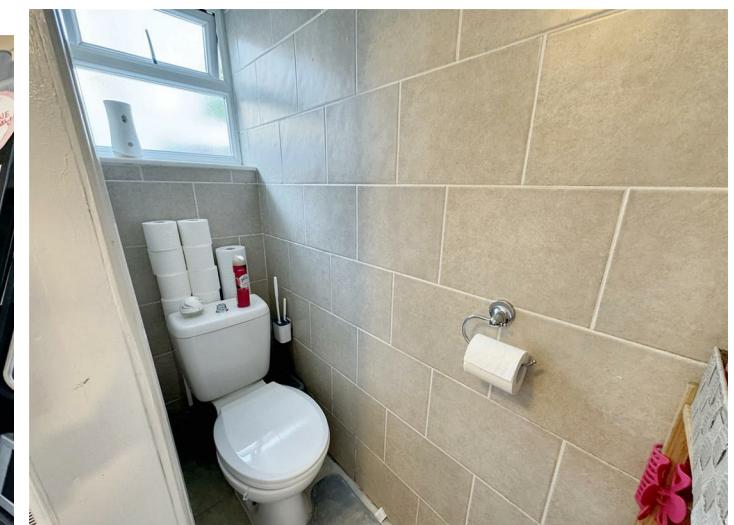
skylight window - wall mounted main boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - electric cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - radiator - tiled floor covering - partially glazed door to rear garden - door to:



**Bathroom:**



two obscure double glazed windows to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit low flush w/c- tiled walls - radiator - tiled floor covering



**First Floor Landing:**

access to loft - power point - carpet to remain - doors to:

## Bedroom One:



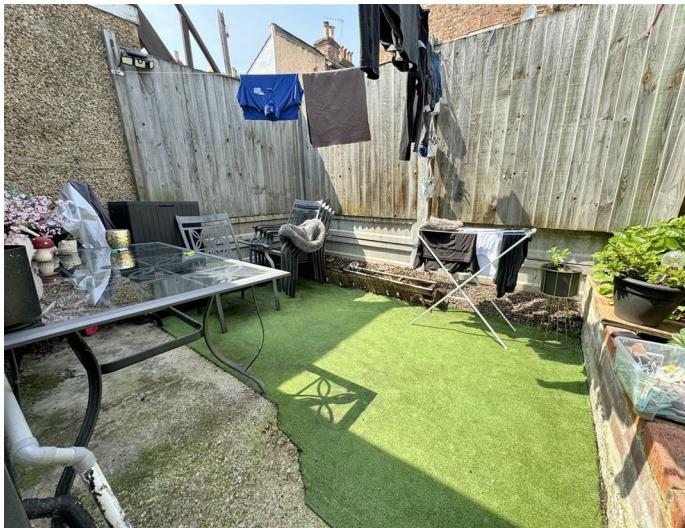
two double glazed windows to front elevation - radiator - power points - carpet to remain.

## Bedroom Two:



double glazed window to rear elevation - radiator - power points - carpet to remain.

## Rear Garden:



mainly paved with flower and shrub border.

## Sidmouth Park



## Additional Information:

Council Tax London Borough of Waltham Forest Band C

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is likely voice and data coverage via the following mobile networks:

EE - Voice Coverage: Limited and Data Coverage: None

Three - Voice Coverage: Likely and Data Coverage: Likely

02 - Voice Coverage: Likely and Data Coverage: Limited

Vodafone: Voice Coverage: Limited and Data Coverage: Limited

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has Mains electric, Mains Gas, Mains water, mains sewerage and is heated via gas central heating.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

## Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

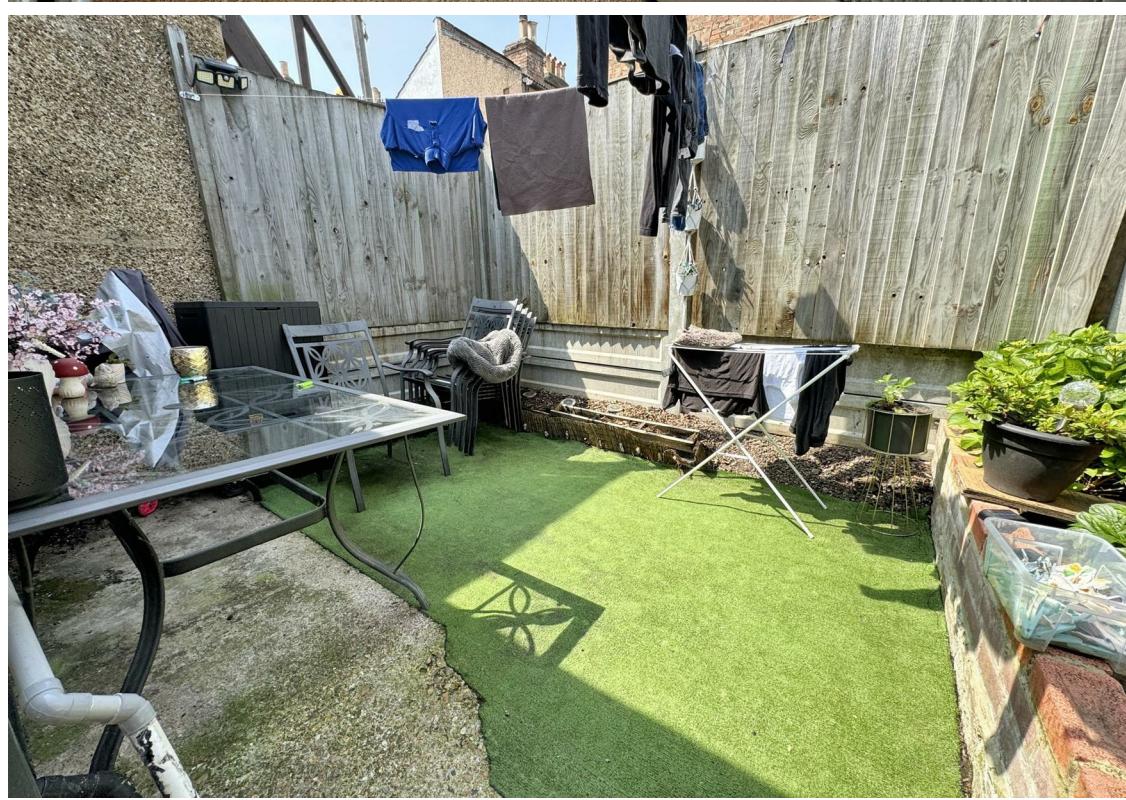
David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

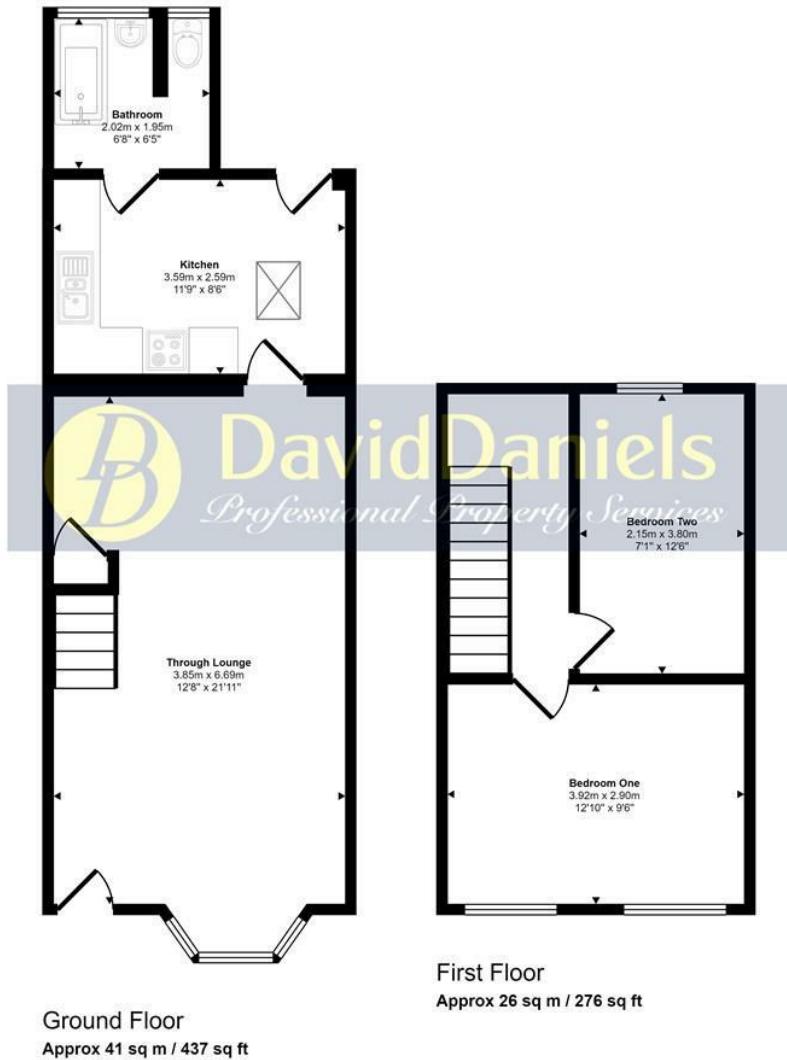
Mortgage Referral to Clickmortgages.net : 5% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

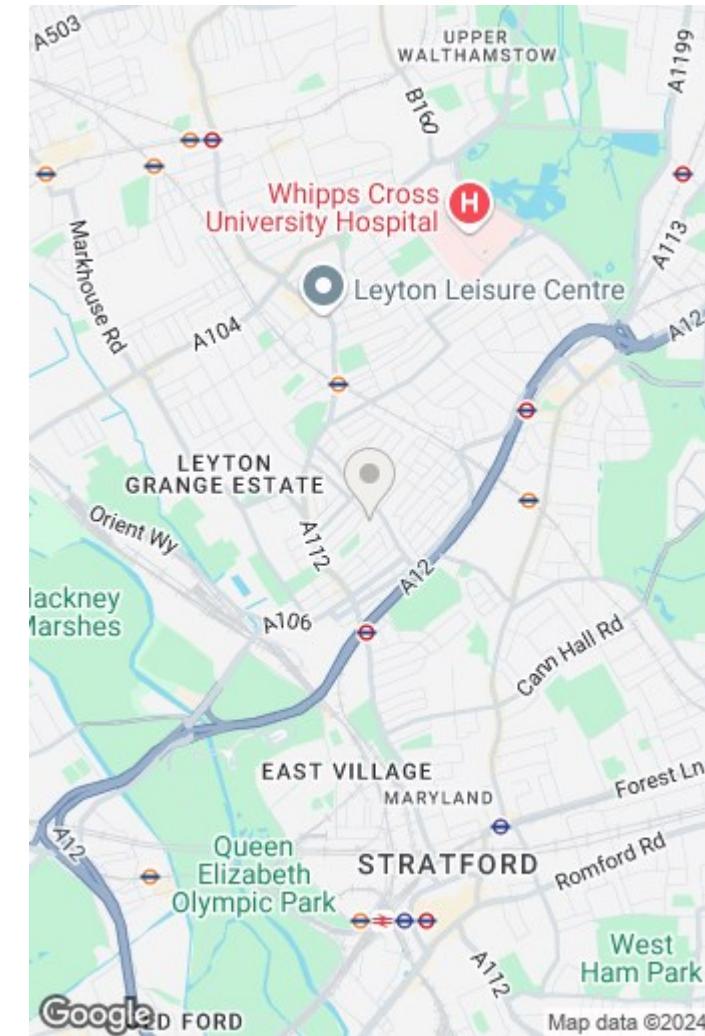


Approx Gross Internal Area  
66 sq m / 713 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(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		
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	84
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		