



Scotts Road, London E10 6LW
Offers in excess of £525,000

CHAIN FREE- FREEHOLD

Birchills is Proud to Present this Luxury 2 Double Bedroom House for SALE, Within Walking distance to Leyton Underground and Leyton Midland Station. This Property is Boasting a Large Open Plan Living Room and Dining Room, 2 Double Bedrooms, a Separate Modern Fully Fitted Kitchen with Appliances, plus a Modern Bathroom with Separate Shower Cubicle. To the Rear of the Property there is a Well Kept Garden with Decking Area. There is also Loft Access for Storage. To the Front of the Property there is Plenty of On Street Parking. Close to local Amenities, Shops and Schools.

So Don't Delay Call Birchills Today!

Scotts Road, London E10 6LW

HALLWAY

14'1" x 3'3" (4.31 x 1)

LIVING ROOM

13'11" x 10'4" (4.25 x 3.17)

DINING ROOM

12'3" x 13'9" (3.75 x 4.21)

KITCHEN

11'2" x 10'2" (3.41 x 3.1)

GARDEN

54'9" x 14'4" (16.7 x 4.37)

LANDING

12'1" x 4'9" (3.69 x 1.46)

BATHROOM

10'10" x 9'4" (3.32 x 2.85)



DOUBLE BEDROOM

11'7" x 9'1" (3.54 x 2.78)

DOUBLE BEDROOM

14'6" x 11'7" (4.43 x 3.54)





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| 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 (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |

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