



Warren Road, Leyton, London E10 5PZ

£600,000

Birchills are Delighted to Market for Sale this Beautifully Spacious Five Double Bedroom End of Terrace House within walking distance to Leyton Underground Station.

This home comprises of Two Reception Rooms, Five Double Bedrooms, Four Bathrooms, a Fully Fitted Kitchen with Large Dining Area, a Utility Room and a Private Low Maintenance Rear Garden.

If you are looking for even more space on the Ground Floor you can simply create an impressive through lounge by removing the partition walls to create the perfect room which would be ideal for relaxing and entertaining. This is a home that is perfect for any large or growing family. This Property would also be a great investment with the Five Double Rooms, Two with Ensuites. This will return an excellent rent and be extremely convenient for commuters due to the property being so close to the station.

Warren Road is within a short walk to Leyton Underground Station offering the Central Line with its convenient commuting time to the City & beyond. There are also many different amenities that can be found on Leyton High Road. Close by is Drapers Field which has a playground that the children will enjoy all year round and there are also 3G football pitches if you would like to have a kick about. Also within a short distance you can take advantage of the Olympic legacy and visit the Queen Elizabeth Olympic Park which is free to visit.

So Don't Delay, Call Birchills Today!

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KITCHEN

7'0 x 11'1 (2.13m x 3.38m)



BEDROOM THREE

12' x 11' (3.66m x 3.35m)



BEDROOM FOUR

15 x 14' (4.57m x 4.27m)



BEDROOM FOUR

13' x 15' (3.96m x 4.57m)



RECEPTION ROOM

16'5 x 23'0 (5.00m x 7.01m)



FAMILY BATHROOM

5'1 x 7'1 (1.55m x 2.16m)



BEDROOM ONE

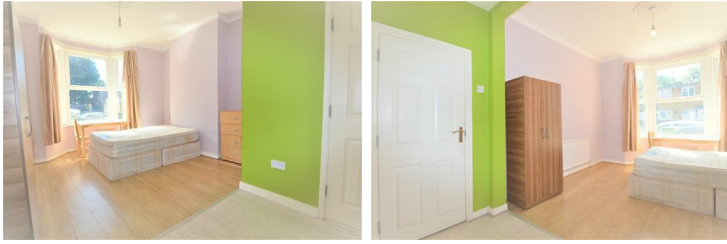
17' x 10' (5.18m x 3.05m)



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BEDROOM FIVE

12'1 x 20' (3.68m x 6.10m)



UTILITY ROOM



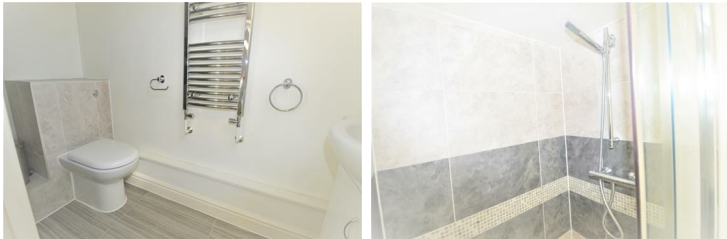
RECEPTION TWO



GARDEN



ENSUITE ONE



CELLAR/BASEMENT



ENSUITE TWO





Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | Current | Potential |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 53 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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| England & Wales | | Current | Potential |

