



Atkins Road, London E10 6BE

Guide price £600,000

£500 CASH BACK WHEN YOU BUY WITH BIRCHILLS ON THIS PROPERTY !

Birchills Estate Agents are very pleased to offer the sales market this lovely five bedroom house, within close walking distance to Leyton Midland Overground Station and local amenities.

The top floor offers a double bedroom, single bedroom and a shower room.

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

The ground floor boasts huge living room and spacious kitchen/diner.

To the rear, there is a very low maintenance private garden.

The front offers, on street resident permit parking.

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Front Of House



Living Room
21'2" x 9'10" (6.46 x 3.01)



Back Of House

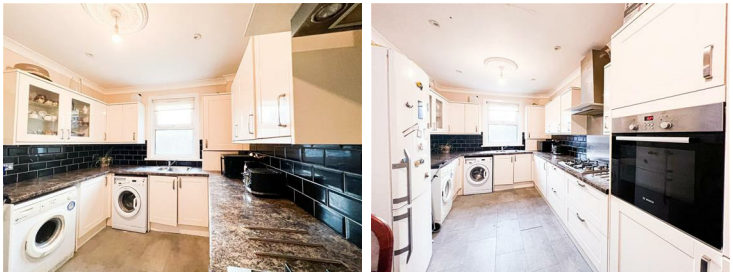


Bedroom 1
16'10" x 12'2" (5.15 x 3.71)

Bedroom 2
13'7" x 10'2" (4.16 x 3.10)

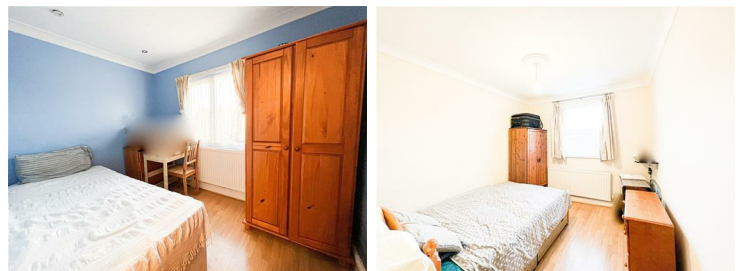


Kitchen
22'2" x 8'11" (6.77 x 2.74)



Bedroom 3
11'5" x 8'11" (3.50 x 2.73)

Bedroom 4
10'5" x 8'2" (3.20 x 2.50)



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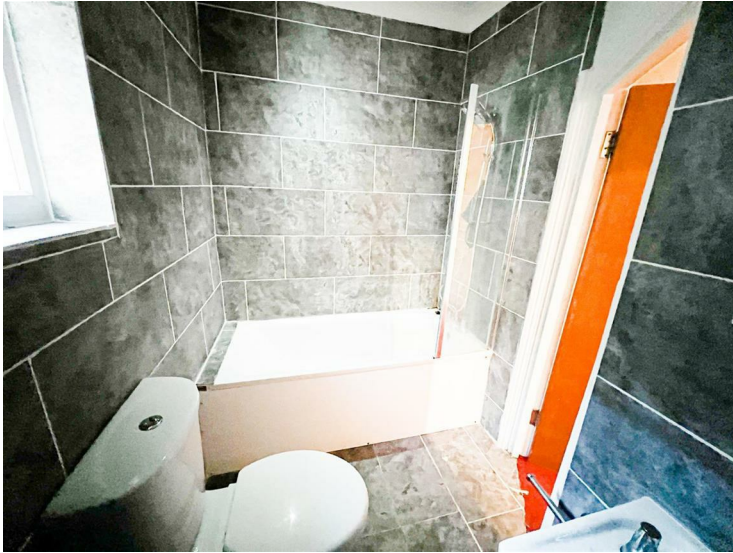
Bedroom 5
8'10" x 6'7" (2.70 x 2.01)



Hallway

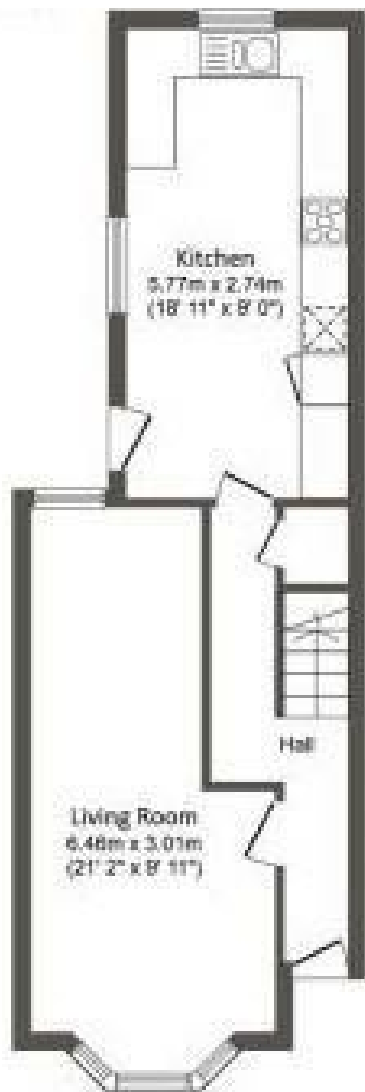


Family Bathroom
7'3" x 5'0" (2.22 x 1.54)



Shower Room
5'6" x 4'7" (1.70 x 1.41)





Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
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Not environmentally friendly - higher CO ₂ emissions			
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