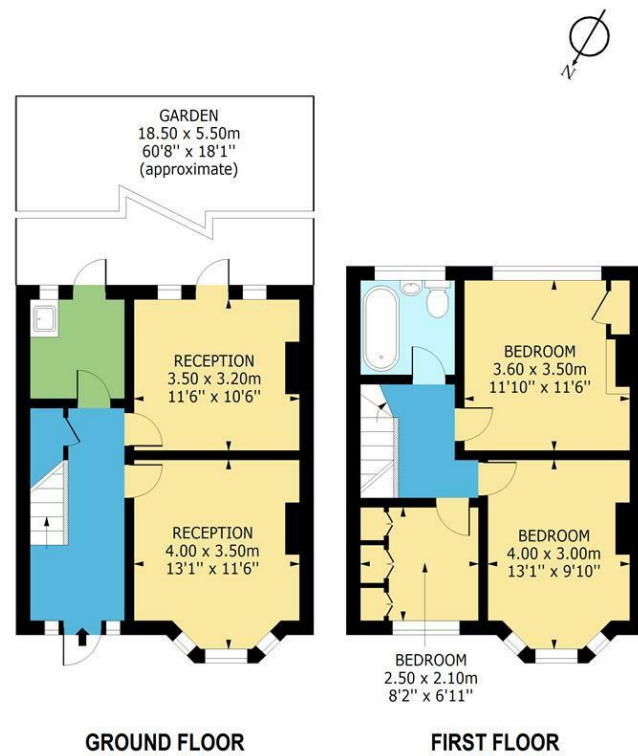


Canterbury Road, E10  
Approx. Gross Internal Area 881 Sq Ft - 81.84 Sq M



Reception  
13'1" x 11'5"

Reception  
11'5" x 10'5"

Kitchen

Garden  
60'8" x 18'0"

Bedroom  
8'2" x 6'10"

Bedroom  
13'1" x 9'10"

Bedroom  
11'9" x 11'5"

Bathroom

**RICS** Certified Property Measurer  
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com Date: 30/11/2022



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

# THE STOW BROTHERS

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## CANTERBURY ROAD, LEYTON Offers In Excess Of £575,000 Freehold 3 Bed House - Terraced



### Features:

- Three Bedroom House
- Arranged Over Two Floors
- Freehold
- Chain Free
- Private Garden
- First Floor Bathroom

This three bedroom terraced house is in a great location just a ten minute walk from Leyton Flats, within easy walking distance of the shops at Baker's Arms, Wood Street, and Hoe Street, and with three stations within a mile. It's also an increasingly rare opportunity to add value to a property that's in need of a thorough renovation.

REQUEST A VIEWING  
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0203 397 9797

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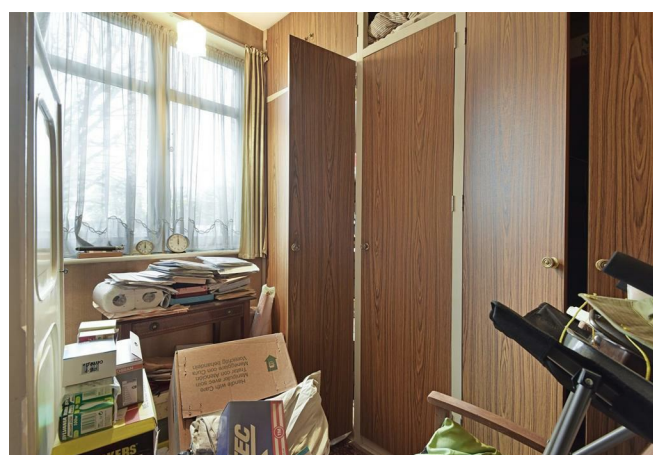
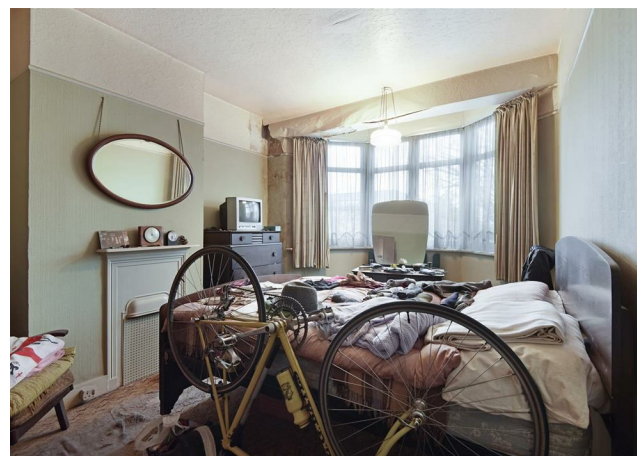
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**IF YOU LIVED HERE**

You'd have a great opportunity to add value to this property by updating the fixtures, fittings, and décor, and also by extending to the rear and into the loft, or adding a garden studio, as neighbouring properties have done (STPP).

With 881 square feet of space over two floors, and a large 60 foot garden, there's plenty of living space inside and out. The layout hasn't been altered since the property was built, so it has a traditional floorplan with two living rooms and a kitchen on the ground floor, and three bedrooms and a bathroom on the first floor.

All rooms are a good size, and the front reception room and main bedroom above both have lovely large bay windows. The rear reception room has a door to the garden, and the second bedroom above has a large window with garden views.

The property is in need of refurbishment throughout. Original features include panelled doors, picture rails, built-in cupboards, fireplaces, and a tiled marble fireplace.

The orientation is excellent, with the garden facing south to maximise the sun.

Sympathetic renovation could create a lovely family home, and more ambitious extension, subject to planning permission, could add significant space and value to the property.

**WHAT ELSE?**

- The property is directly opposite Barclay Primary school, rated outstanding by Ofsted.
- The local shops at Baker's Arms are less than a 15 minute walk away, and lovely Walthamstow Village is also within easy walking distance, as are Wood Street and Hoe Street. Central Walthamstow is a quick 15 minute bus ride.
- There are three stations within a mile of the property. The nearest is Leyton Midland Road, a 13 minute walk, on the Gospel Oak to Barking overground line. This connects to the Victoria Line two stops away at Blackhorse Road. Leytonstone tube on the Central Line is a 15 minute walk, and has fast direct journeys to the City and West End.
- Leyton Flats and Hollow Ponds boating lake are just a ten minute walk, and here you'll find a network of walking trails and cycle paths leading to Epping Forest.



**A WORD FROM THE EXPERT...**

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

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