



## Ruckholt Close, Leyton, E10 5NX Offers In Excess Of £625,000



**\*\*TERRACED HOUSE IN A PROMINENT LOCATION OFF HIGH ROAD LEYTON - CHAIN FREE \*\***

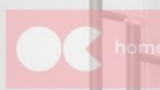
OC Homes are delighted to offer this three-bedroom terraced house to the sales market, ideally situated on Ruckholt Close within walking distance of Leyton Underground Station (Central Line). The property is well presented throughout and located ideally for easy access into Central London. It is on a quiet, tree-lined no through road off High Road Leyton, and boasts lots of local amenities with a number of shops, restaurants and bars on the high road and next to Leyton Mills Retail Park with its supermarkets and high street chain stores. It is also close to a number of local parks and has excellent road links into the City. The property is ideal for buyers looking for a traditional terraced house in a superb location with scope to further improve.

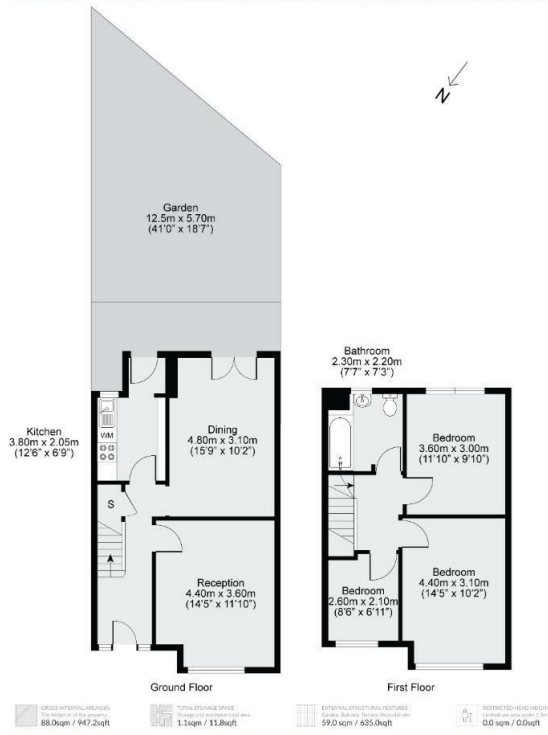
Accommodation comprises; Ground Floor - front garden, entrance hallway, reception room, dining room, modern kitchen and access to a good size rear garden. The first floor comprises three bedrooms, three piece bathroom and access to a sizable loft that has the potential to be converted to a fourth bedroom with en suite bathroom (STPP). Furthermore, there is potential to extend to the rear creating a larger living space on the ground floor. This property is offered chain free and is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- THREE BEDROOM HOUSE
- QUIET NO THROUGH ROAD
- CLOSE TO LEYTON TUBE STATION
- RECENTLY RENOVATED
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY
- CHAIN FREE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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