



## Nutfield Road, Leyton, E15 2DG Offers In The Region Of £595,000



\*\* THREE BEDROOM TERRACED HOME WITH HUGE POTENTIAL CLOSE TO LEYTON STATION \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes is delighted to present to the sales market, this three-bedroom terraced house on a lovely tree-lined street off High Road Leyton, E15. The property requires some modernisation and boasts lots of scope for development to turn into a lovely family home, moments from the tube, in a sought-after location.

Accommodation comprises; Ground Floor - front garden, entrance hallway, reception room, kitchen / diner, and access to a good size rear garden with side return. The first floor comprises three bedrooms, a three-piece bathroom suite, and access to a sizeable loft that can be converted to a fourth bedroom with an en suite bathroom (STPP). 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.

- CHARMING 3 BED TERRACE
- SCOPE FOR IMPROVEMENT
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- IDEAL RENOVATION PROJECT
- 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) 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			

Current Rating: B (Green)

Potential Rating: 80 (Green)

Environmental Impact (CO<sub>2</sub>) Rating

Rating	Score Range	Current	Potential
A	(92 plus)	Very environmentally friendly - lower CO <sub>2</sub> emissions	
B	(81-91)		
C	(69-80)		
D	(55-68)	65	80
E	(39-54)		
F	(21-38)		
G	(1-20)		
	Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC



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