

BURWELL ROAD, LONDON, E10
'OFFERS IN EXCESS OF' £600,000 FREEHOLD

FREEHOLD END-OF-TERRACE HOME WITH A GENEROUS GARDEN

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Situated on a quiet residential street in between Leyton and Walthamstow, this well-presented 1930s freehold end-of-terrace house offers a rare opportunity to create a truly bespoke family home. Located on Burwell Road, the property benefits from a bright and spacious double reception room, which flows seamlessly into the kitchen. There is excellent scope to reconfigure the existing layout into a large open-plan kitchen and reception/dining area.

The property boasts three well-proportioned double bedrooms, a substantial private garden, and significant potential to extend further to the rear and into the loft space (subject to the necessary planning consents), making it an ideal home for growing families or investors.

Enjoy the tranquillity of nearby green spaces, including Lee Valley Park and Walthamstow Marshes, while staying well connected with excellent transport links via local bus routes and the Overground at Lea Bridge Station.

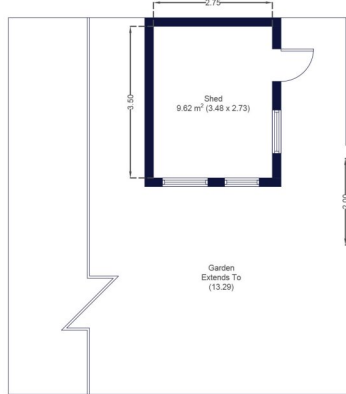
Winkworth



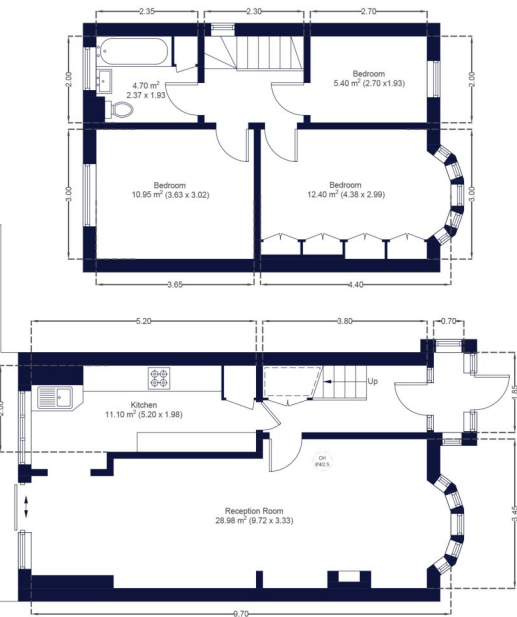
Winkworth



▼ Ground Floor



▼ First Floor



Brought to you by:

Winkworth

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
Property
Measurer

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Hackney | 020 8986 4216 | hackney@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.