



SANDERSTEAD ROAD, LONDON, E10  
**£625,000 FREEHOLD**

## CHARMING 1930S FREEHOLD HOME ON PEACEFUL SANDERSTEAD ROAD

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

Nestled on a peaceful no-through road, this delightful 1930s three-bedroom freehold house offers a perfect blend of character, and potential. Ideally located, the property benefits from excellent transport links and access to expansive green spaces.

The ground floor features a spacious double reception room, complete with a log burner in the front area – ideal for relaxing evenings or entertaining. To the rear, a bright conservatory off the kitchen floods the space with natural light and opens out to a fantastic private garden. Mature trees and shrubs create a serene and leafy backdrop, complemented by a secluded patio area and a pretty garden shed.

Upstairs, you'll find two generously sized double bedrooms, a third bedroom perfect for use as a nursery or home office, and a full family bathroom suite. A drop-down ladder leads to a loft room fitted with a window, providing excellent storage, currently used as an office space. There's also the exciting possibility of a loft conversion, subject to the usual planning permissions.

Conveniently located near Lea Bridge Road Station, the property is well-connected with numerous bus routes and easy access to central London. Nature lovers will enjoy the proximity to Lee Valley Regional Park, Walthamstow Marshes, and the Wetlands — offering plenty of outdoor leisure options moments away.

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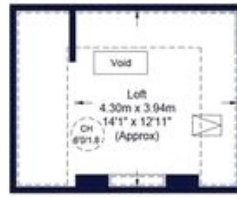
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Sanderstead Road, E10

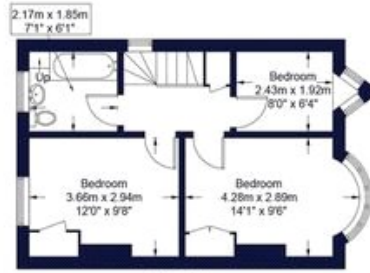
Approximate Gross Internal Area = 115.6 m<sup>2</sup> / 1244 ft<sup>2</sup>



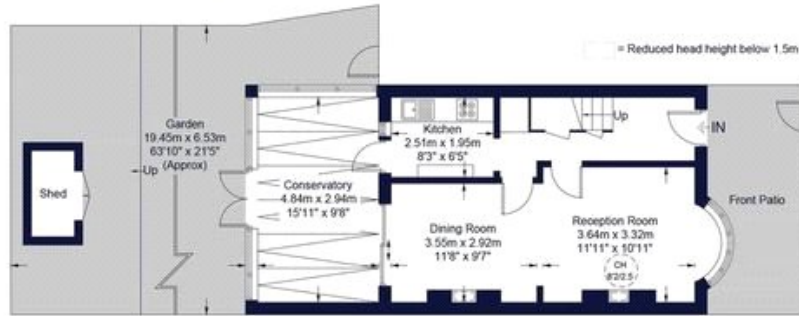
Estimated Area with  
Height Restrictions:  
12.9 m<sup>2</sup> / 139 ft<sup>2</sup>



Loft



First Floor



Ground Floor

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



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		
69-80	C		
55-68	D	57 D	69 C
39-54	E		
21-38	F		
1-20	G		

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