


Dunedin Road London E10 5PE

£600,000

STRETTONS

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- Three Bedroom Terrace House
- Open Plan Reception & Dining Room
- Spacious Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Low Maintenance Garden
- Over 1000sqft of Internal Space
- Potential To Extend (stp)
- Walking Distance To Leyton Underground Station
- Excellent Transport Links Across London, Including Stratford, Liverpool Street And The West End
- Close Proximity To Local Amenities

















Situated on the popular Dunedin Road, E10, this attractive bay fronted three bedroom 1900s terrace which extends to over 1,000sqft internally and provides generous living space with further potential to extend (stp).

The ground floor is centred around a spacious 24ft open plan reception and dining room, creating an excellent space for both everyday living and entertaining, with the bay window providing plenty of natural light. To the rear is a well proportioned kitchen, together with a useful ground floor shower room and access out to the low maintenance rear garden.

The property has previously benefited from planning permission for the construction of a single storey rear and side return extension, which expired in 2022. Planning permission was approved by Waltham Forest Council under reference 220869. This provides a useful indication of the potential to further enhance and enlarge the ground floor accommodation, subject to obtaining the necessary planning permission and consents.

To the first floor are three bedrooms, including a generous master bedroom to the front, together with a family bathroom. The layout provides practical and versatile space, well suited to families, first time buyers or those looking for a home they can improve over time.

Dunedin Road is well positioned for a wide range of local shops, cafés and everyday amenities, while Leyton Underground Station is within walking distance, providing Central line services and convenient access across London, including Stratford, Liverpool Street and the West End. Stratford's extensive transport connections, Westfield Stratford City and Queen Elizabeth Olympic Park are also within easy reach.

With its bay fronted period character, open plan living space, three bedrooms, two bathrooms, low maintenance garden and future extension potential, the property offers an excellent opportunity in a well connected East London location.











## Entrance Hallway

## Reception & Dining Room
24'6 x 12'2 (7.46m x 3.70m)

## Kitchen
13'3 x 8'6 (4.03m x 2.59m)

## Conservatory / Lean-To
11'2 x 9'4 (3.40m x 2.84m)

## Shower Room
7'7 x 3'7 (2.31m x 1.09m)

## First Floor Landing

## Bedroom One
15'1 x 11'2 (4.59m x 3.40m)

## Bedroom Two
11'1 x 9'8 (3.37m x 2.94m)

## Bedroom Three
9'1 x 8'7 (2.76m x 2.61m)

## Bathroom
6'2 x 5'7 (1.87m x 1.71m)

## Garden
30'1 x 15'1 (9.16m x 4.59m)









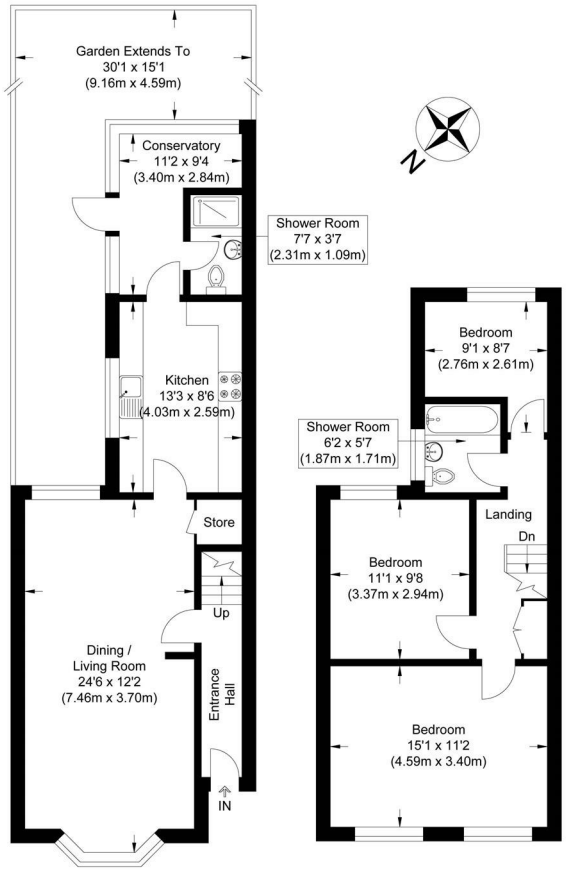








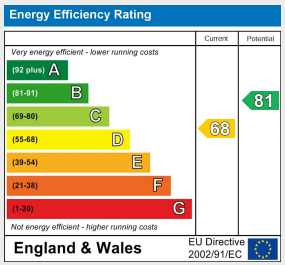



**Dunedin Road**

Approximate Gross Internal Floor Area : 94.20 sq m / 1013.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **C** EPC Rating **D**

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