



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/11/2024



59 Manor Road, Leyton, London, E10 7AL

Offers Over £675,000

- Three bedroom house
- Mid-terrace
- Off street parking
- Cellular
- Period features
- Victorian
- Large garden
- Double bedrooms
- Popular location
- Chain free

59 Manor Road, London E10 7AL

A fantastic opportunity to renovate a large period home in Leyton. The property boast a spacious garden, off street parking, three double bedrooms and cellar. There's lots of scope for further development, both out to the rear and into the loft subject to planning permission. Chain free.



Council Tax Band: D



Nestled on the sought-after Manor Road in vibrant Leyton, this substantial three double-bedroom Victorian mid-terrace home is brimming with potential. Perfectly suited to those with a vision, this property offers a rare opportunity to create a bespoke family home or a savvy investment.

As you step through the grand entrance, you'll be greeted by the generous proportions and timeless charm typical of Victorian architecture. High ceilings and large windows throughout invite an abundance of natural light, offering a bright and airy feel to every room.

The property boasts three well-proportioned double bedrooms, providing ample space for family living or flexible use as a home office or creative studio. The ground floor features an expansive layout with potential to create an open-plan living and dining space, perfect for modern lifestyles, while retaining the characterful features of this period home.

To the rear, a spacious garden awaits, ideal for entertaining, gardening, or simply unwinding in your private oasis. Additionally, off-street parking—a rare find in this area—offers convenience and added value.

Requiring refurbishment, this property is a blank canvas for those looking to restore and reimagine a beautiful Victorian home. Offered for sale chain-free, it's ready for a seamless purchase and an exciting transformation.

Located in the heart of Leyton, Manor Road offers excellent transport links, a thriving local community, and proximity to an array of amenities, including trendy cafes, shops, and green spaces.

Don't miss this unique opportunity to make your mark on a classic Victorian residence. Viewing is highly recommended to appreciate the potential of this wonderful home.

FREEHOLD

EPC - c

Council Tax - D Waltham Forest

All the information provided about this property does not constitute or form part of an offer or

contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.