

## Directions

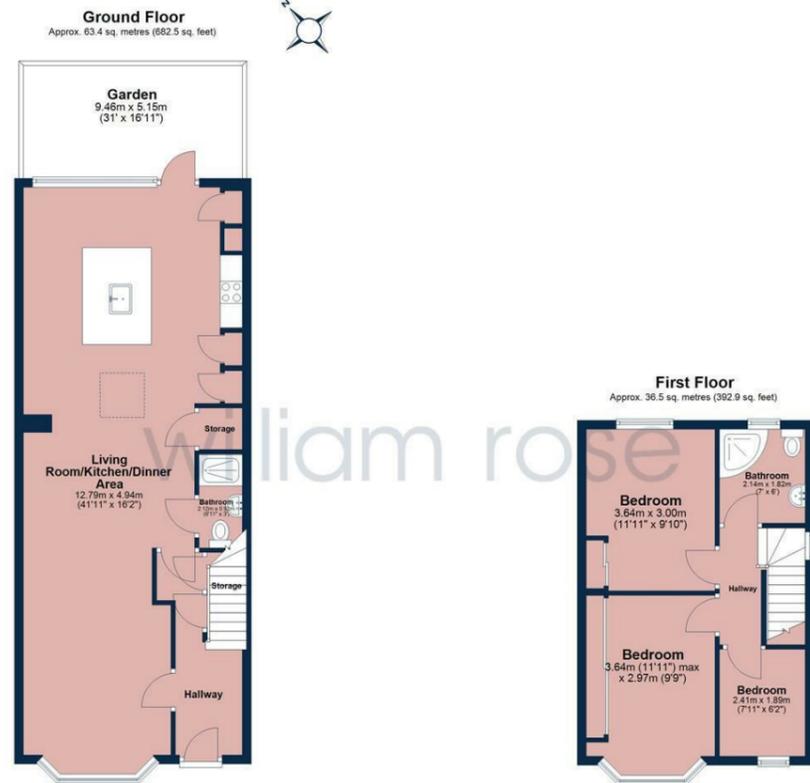
## Viewings

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			
(69-80) C		69	80
(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	



Total area: approx. 99.9 sq. metres (1075.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Burwell Road



## 3 Burwell Road, London, E10 7QG

Offers Over £650,000

- Refurbished three bedroom house
- Large kitchen extension
- Side access
- Underfloor heating
- Great transport links
- End of terrace
- Two bathrooms
- Potential to extend the loft (STPP)
- Utility room
- Close to Hackney and Walthamstow

## 3 Burwell Road, London E10 7QG

Stylish Three-Bedroom End of Terrace Home with Extended Kitchen and Potential for a Loft Extension – Burwell Road, Leyton



Council Tax Band: D



This beautifully refurbished three-bedroom end of terrace home is ideally situated on Burwell Road in Leyton, offering generous living space, modern finishes, and excellent future potential.

The ground floor features a bright and spacious through lounge, perfect for both relaxing and entertaining. To the rear, a substantial kitchen extension provides a contemporary fitted kitchen with ample storage and workspace, creating a superb heart of the home. There is underfloor heating on the ground floor. Bi-fold doors open onto the patio, which is great for a BBQ on a sunny day. A separate utility room adds practicality, while a modern ground floor bathroom with shower completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms along with a stylish family bathroom. The layout is ideal for growing families or those needing flexible space for home working. Further benefits include a Mitsubishi inverter air-conditioning system (2.5 kW) installed in the main bedroom, a modern boiler, new double glazed windows, secondary glazing with acoustic glass to the upstairs bedrooms, and a pull-down loft ladder with wide treads leading to a new loft space of approximately 36 m<sup>2</sup> with laminate flooring, lighting and 40 mm multi-foil insulation.

Externally, the home benefits from side access—a valuable feature for storage or further development possibilities. The property also offers excellent potential to extend into the loft (subject to planning permission), allowing future owners to further enhance the living space.

Located in a popular residential area of Leyton, the property is within easy reach of local amenities, well-regarded schools, and convenient transport links. Lea Bridge Station is a short walk from the property, where you can hop on the train and get to Stratford in no time or you could cycle to Walthamstow and Hackney.