



**CANTERBURY ROAD, LEYTON E10**

**£1,950 PCM**



**STUNNING 3 BEDROOM HOUSE – CANTERBURY  
ROAD, LEYTON E10**

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## **CANTERBURY ROAD, LEYTON E10**

3 Bedroom House – Canterbury Road, Leyton E10

- AVAILABLE NOW! 3 BEDROOM HOUSE
- BARCLAY ESTATE - SOUGHT LOCATION
- EXTENDED OPEN PLAN LIVING/RECEPTION AREA
- FULLY FITTED KITCHEN & BATHROOM / ADDITIONAL WC ON GROUND FLOOR
- BEAUTIFUL LANDSCAPED GARDEN WITH OUTER STORAGE
- FANTASTIC TRANSPORT LINKS, LOCAL AMENITIES & SCHOOLS
- RESIDENTIAL LOCATION - LONG TERM LET
- NOT SUITABLE FOR SHARERS/HMO
- A MUST VIEW!

### **This property consists of:**

**\*\* Available Now \*\* Stunning 3 Bedroom House \*\* Barclay Estate \*\* Sought Location \*\* Victorian Features \*\* Spacious & Bright \*\* 2 Double Bedrooms & 1 Single \*\* Extended Open Plan Living Room \*\* Fully Fitted Kitchen With High End appliances \*\* Separate Utility Room \*\* Modern Family Bathroom \*\* Additional WC On Ground Floor \*\* Beautiful Landscaped Garden \*\* Secured outer Storage \*\* Offered Fully Furnished \*\* Fire Place \*\* Neutral Decor \*\* Residential Location \*\* Fantastic Transport Links & Local Amenities \*\* Not For Suitable For Sharers \*\* Long Term Let \*\* A Must View \*\***

Canterbury Road is located on a quiet, leafy, residential street in sought after Barclay Estate area, situated perfectly in the heart of Leyton with Leytonstone and Walthamstow also close by. You are a short walk to the High Road and Francis Road where you'll be tempted by a wealth of artisanal shops, cafes, gourmet pubs and restaurants and a wide array of amenities

The tranquil blue and green surroundings of Epping Forest and Hollow Ponds are just a fifteen minute stroll away. You can even hire a row boat and explore the waterways in the company of friendly ducks.

Parents will be pleased to know that you have fully twenty four primary/secondary schools less than a mile away on foot, all rated 'Good' or 'Outstanding' by Ofsted. The 'Outstanding' Barclay Primary School is across the road.

Walthamstow Central station is particularly handy for two wheelers, just a seven minute cycle for fast, direct and regular Overground and Victoria line connections to Central London. You can be in Kings Cross less than half an hour after pushing away from the kerb.

Not suitable for sharers, seeking a long family for a long term let.

A stunning property in a stunning location – A must view!

Letting Arrangements:

Tenancy Information: 12 months with a 6 months break clause

Licence Information: Licenced for a single household only

Local Authority: London Borough of Waltham Forest

EPC Rating: C

Council Tax Band: D

Deposit: £2,250

Holding Deposit: £450

Garden details: Private Garden







