cameron**adams**









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FOR SALE

2 Bedroom Ground Floor Flat

- Flat
- 2 Beds
- 1 Reception
- 1 Bathroom

Cameron Adams are delighted to offer this lovely two double bedroom ground floor flat, with rear garden access in a location

Guernsey Road, Offers in region of £450,000

- Garden
- **Gas Central Heating**

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Offers in region of £450,000

Guernsey Road, Leytonstone, London E11 4BJ

Cameron Adams are delighted to offer this lovely two double bedroom ground floor flat, with rear garden access in a location that's handy for the bustle of Francis Road, a short walk to Leytonstone Central Line Station and only a short trip to acres of natural green space. And there's no chain!

The open front reception room has an original fireplace and bay window, the bedrooms are doubles and the bathroom is modern.

Living here you are close to everything with access to schools, parks, sports, entertainment, independent shops, cafes, restaurants and pubs and you are not far from Epping Forest and Wanstead Flats. There are excellent local transport links and you're surprisingly close to central London.

>> Key Features

- Flat
- 2 Beds
- 1 Reception
- 1 Bathroom
- Garden
- Gas Central Heating

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THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Cameron Adams cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

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EPC RATING: D

