



Liddon Road, London E13 8AN

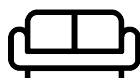
Guide Price £500,000 -£525,000



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# Liddon Road, London E13 8AN

## DESCRIPTION

GUIDE PRICE £500,000- £525,000.

This stunning two-bedroom Victorian terrace is a true gem. The property has been thoughtfully designed to create a seamless open-plan living space, perfect for modern living. As you enter, you are greeted by a warm and inviting reception room that flows effortlessly into the bespoke kitchen. This kitchen is a chef's dream, featuring a large island that is ideal for entertaining guests or enjoying casual meals with family.

The property boasts a delightful side return, enhanced by skylight windows that flood the space with natural light, creating a bright and airy atmosphere throughout. The clever design maximises the use of space, ensuring that every corner of this home is both functional and stylish.

With two well-proportioned bedrooms, this house offers ample room for relaxation and rest. The bathroom is tastefully appointed, providing a tranquil retreat at the end of a long day. Additionally, the installed air conditioning units in the reception and master bedroom ensures comfort during the warmer months, making this home a year-round sanctuary.

This Victorian terrace not only offers a beautiful living space but also the convenience of being located in a vibrant area of London, with local amenities and transport links within easy reach. Whether you are a first-time buyer or looking to downsize, this property is a perfect blend of character and contemporary living. Do not miss the opportunity to make this exquisite house your new home.



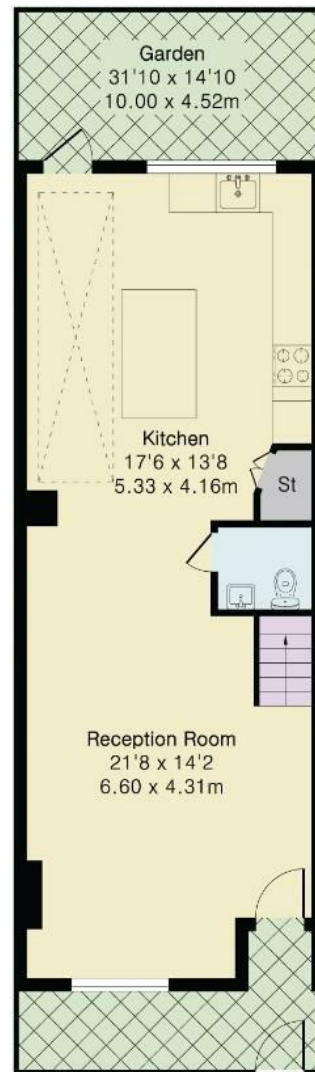




**Approximate Gross Internal Area 985 sq ft - 92 sq m**

Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 416 sq ft – 39 sq m

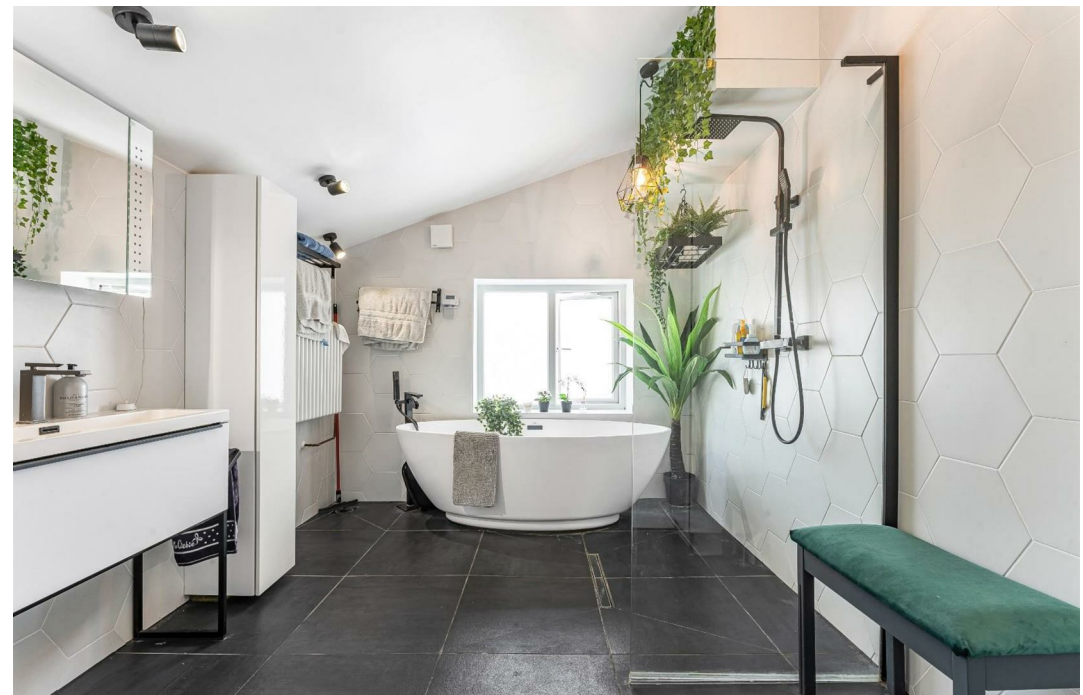


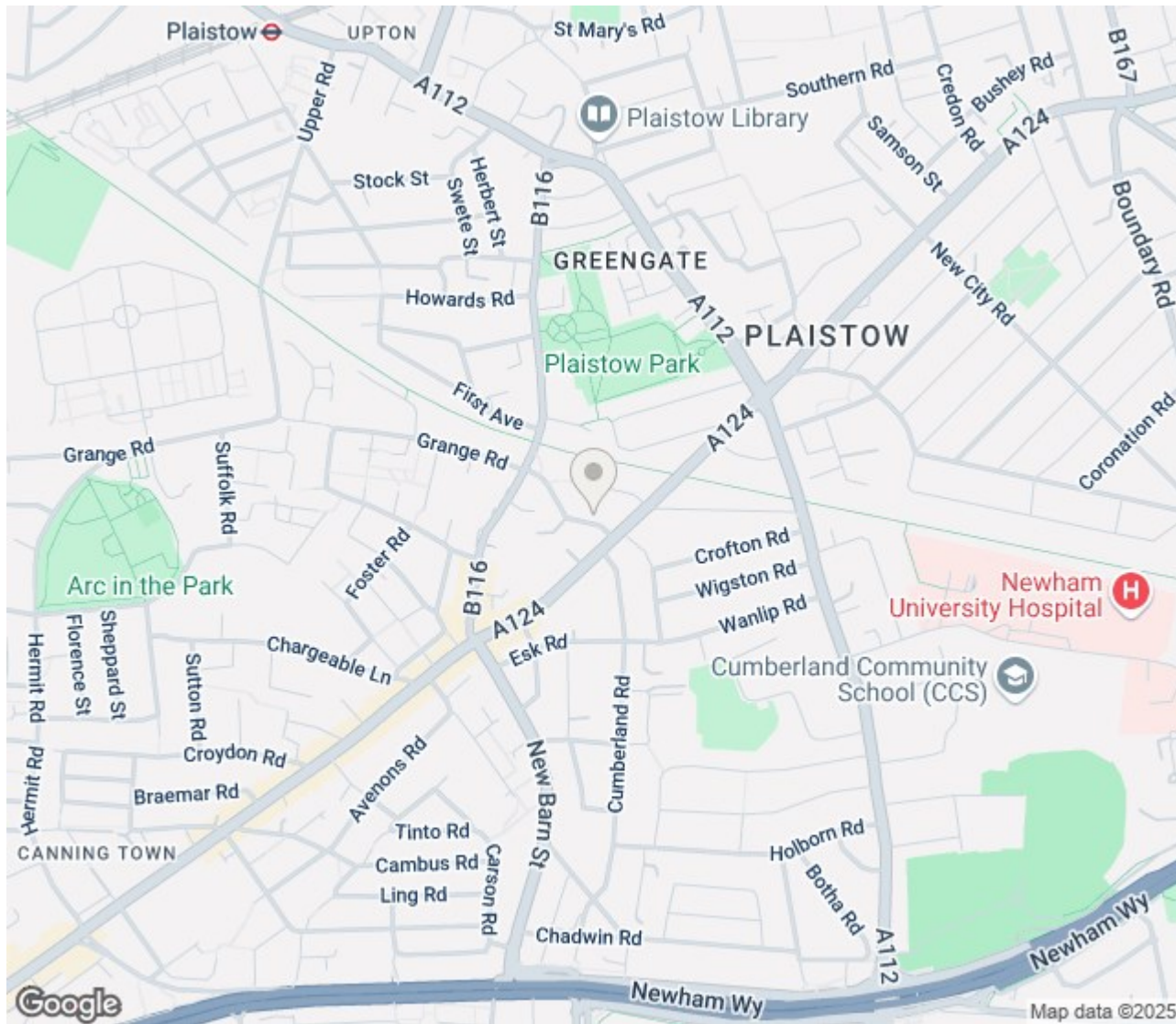
Ground Floor



First Floor







### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | [plaistow@hunters.com](mailto:plaistow@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.