

# VICIS NOVA



Ruckholt Road, E10

£750,000 - £800,000





Classic Victorian framework patiently awaiting a contemporary refresh. Centrally located on Ruckholt Road - this three bedroom Victorian home for sale boasts generous proportions, off-street parking and a garage, and inside, it's a true blank canvas for the discerning buyer.

There's not much more you could want from a family home. Space, location, potential to improve and add value. This home has 1,416 sqft of space internally and to to the rear, the sun-trap garden is low maintenance and provides an excellent outdoor space for entertaining. Location wise, it's as convenient as it gets - you're within walking distance to Leyton Underground Station and the effervescent settings of both Francis Road & High Road Leyton, each with their own collection of amenities.

Looking at the home from the road, it reads classically Victorian. London-Stock brickwork, a large bay window on the ground floor, attractive frontage. On the left side of the home, in front of the garage, you've got double gates which provide both entry and security for you to park your car.

Behind the porch door, you've got a traditional Victorian wooden door, painted in white. The layout downstairs is as you'd expect. To the left, you've got the original double reception room which has now been partitioned into two separate rooms but can easily be converted back into its original layout. Moving further into the home, you've got a spacious dining room, complete with a nice bay window allowing natural light to flood the space. Connecting to the dining room is the kitchen, smartly designed with lots of countertop and storage space. You've got an extension on the ground floor which has resulted in a spacious shower room just off the kitchen.

Your rear garden is paved, incredibly low-maintenance and private.

The garden is spacious and makes for a great hosting and entertaining space in the summer, whether you've got friends over for some drinks or an outdoor bbq! Before heading back into the home, you can access the garage from the garden, which is handy storage area

Moving upstairs, the first floor is home to three bedrooms, all of which are complete with built-in wardrobes. This floor also has a windowed-bathroom too. There is extensive storage available in the loft which could also be converted into additional living space and accommodation subject to planning permission.





Ruckholt Road,  
Leyton, E10



○ - Ceiling Height



Basement

Ground Floor

First Floor

Approx Gross Internal Area 1416 Sq Ft - 131.55 Sq M  
(Excluding Garage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 031781D.

## Property Details

- Victorian end-of-terrace home
- Three bedrooms
- Two reception rooms
- Two bathrooms
- Spacious dining area connecting to your kitchen
- Off-street car parking
- Separate garage
- Low-maintenance garden
- Great potential to extend and improve (STPP)
- Close to local amenities and transport links
- Chain-free

Approx. 1,416 sqft /131.5 sqm

EPC Rating: Tbc

Tenure: Freehold

Council Tax Band: D

London Borough of Waltham Forest



## LIFE ON RUCKHOLT ROAD

### *What's it like living in Leyton?*

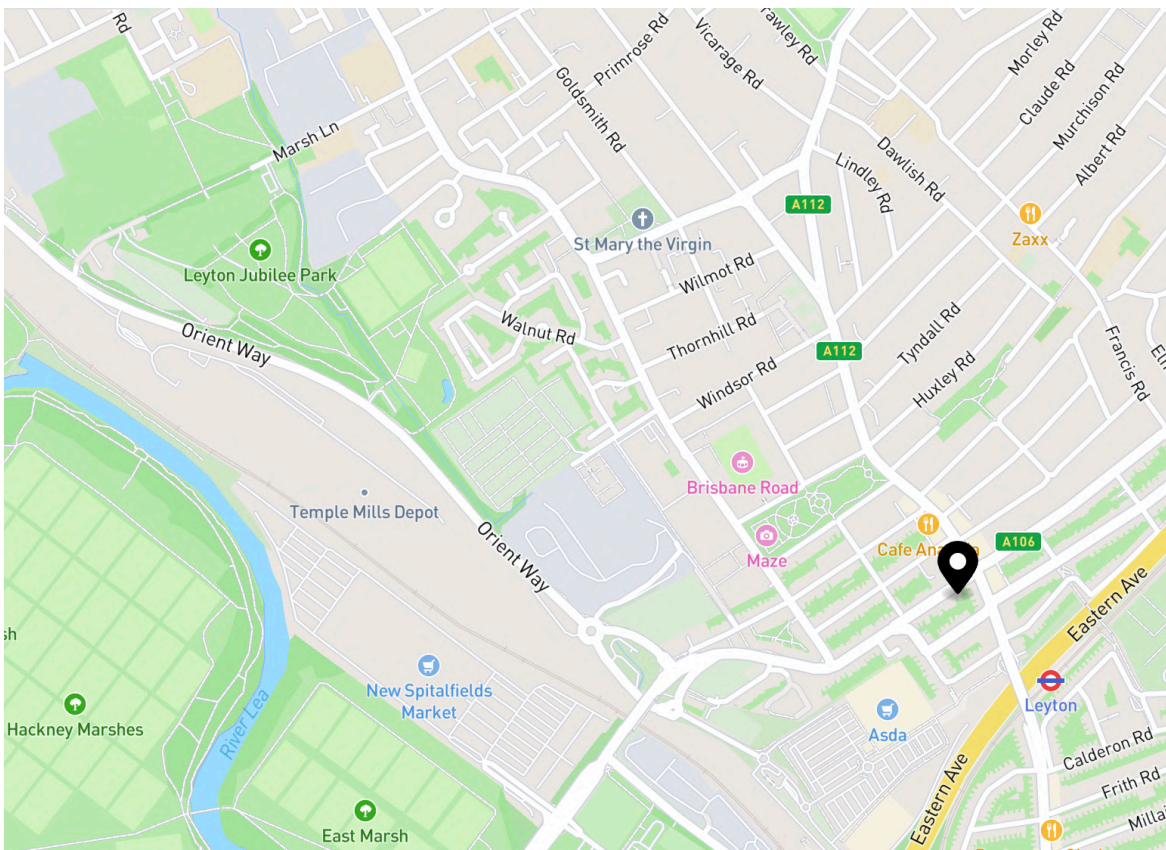
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#### **SUPERB LOCATION**

Ruckholt Road is a hard road to top when it comes to location, convenience and quality of life. Both High Road Leyton and Francis Road are within walking distance and offer an eclectic mix of independent boutiques, cafes, pubs and restaurants. Leyton Underground Station is only a couple of minutes walk away and provides superb transport options to both The City and West End. There are also numerous nurseries, schools and academies all within arm's reach too. What more could you want from a first home or family home?!

#### **FOOD, PUBS, AMENITIES**

For all my foodies, Leyton has countless options to keep you coming back for more. Some of our favourites include: Bocca Bocca for an authentic Italian experience, Deeney's has incredible sandwiches and is known for its splendid haggis toasties, Burnt Smokehouse provides Texas-style barbecue meats and Homies on Donkies for its contemporary Mexican Cuisine. If a fusion of pub ambience and great food is more your style, then a staple to go to is The Leyton Engineer: set in the former town hall building, this lavish Grade II Listed Pub has antique decoration, electric atmosphere and a brilliant food menu. On St Francis Road, Yardam is a boutique wine bar with an expert selection of wines and deli dainties.





### **WEEKLY MARKETS**

Running from 10am - 4pm, you've got the weekly Saturday KERB street food market on Francis Road, offering sensational flavours from a variety of cuisines!

### **OPEN GREEN SPACES**

If you enjoy an active lifestyle or leisurely strolls taking in the serenity of nature, open-green spaces aren't far away! Coronation Gardens is just minutes away, offering a slice of tranquility in the heart of Leyton - a great place to walk your dog or just sit and read a book. Leyton Jubilee park is only a short walk further. It's the largest park in the borough and caters to everyone, runners working toward a new PB, sports enthusiasts who can benefit from the football pitches / basketball courts or the leisurely strollers who enjoys relaxing walks in the park.

### **SCHOOLS, NURSERIES**

There is a range of well-regarded nurseries, schools, and academies nearby. Notable mentions include: Riverley Primary School, Norlington School & Sixth Form and Kids Aloud Day Care Nursery.

Leyton Underground Station – c. 3-minute walk (Underground, Central Line)



Would you like further  
information or to book a  
private viewing?  
Let's talk.

James D Neicho

Founder & Managing Director

VICIS NOVA | Estate Agency

07300 834 099

[jdn@vicisnova.co.uk](mailto:jdn@vicisnova.co.uk)

[vicisnova.co.uk](https://vicisnova.co.uk)

Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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