



Oakdale Road, Leytonstone, London, E11

Offers In Excess Of £800,000

Freehold

FOR SALE

 2  2  3

- Victorian terraced house
- 3 Bedrooms
- Loft conversion
- Double glazing & gas central heating
- Kitchen/diner & ground floor WC
- Leyton tube station: 0.5 mile
- EPC rating: D (68)
- Council tax band: C
- Rear garden: approx 40ft
- Internal: 1100 sq ft (102.2 sq m)

A stylish 3 bedroom Victorian home in a friendly neighbourhood, perfect for a family who wants to settle in without a workload.

The interior is a modern, seamless space, designed for open plan living. The lounge has an original fireplace, sash windows and original floorboards which run through the home, lightened in line with the rest of the interior. The kitchen is sleek and contemporary with plenty of workspace and storage, and the scale of the dining area is elevated further by overhead skylights which flood the area with natural light. Bi-folding doors open out the home further into the garden for summer entertaining, where the generous garden gets the sun all day.

Upstairs the double bedrooms feel spacious and echo the clean neutral lines in the rest of the home. The main room has an original fireplace and bespoke storage, the large bathroom has a roll top tub and waterfall shower. And the third bedroom on the top floor features a juliet balcony, skylights, bespoke storage and ensuite.

Oakdale Road is a welcoming residential street with friendly neighbours, close to well-performing local schools including Norlington and Newport, numerous nurseries and popular baby activity groups.

You'll be living a short walk away from the Frances Road area which is buzzing with independent shops, bars and delis including Marmelo Kitchen, Morny bakery and Yardarm for delicious food and wine. And great local pubs including the Red Lion, The Northcote, Heathcote & Star and The Filly Brook. Transport links are excellent with just a short walk to Leytonstone tube and Leytonstone High Road Overground stations making central London and the City easy to reach, also Queen Elizabeth Park and the mega shopping at Westfield Stratford City. It's a rich area for natural green spaces with beautiful local parks, Hackney Marshes, Wanstead Flats, Epping Forest, Wetlands and Hollow Ponds.

A well located open plan family home, close to open green spaces. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open to reception room.

Ground Floor WC

Reception Room One

13'0 x 9'8

Open to:

Reception Room Two

18'1 x 13'1

Door to ground floor wc. Open to:

Kitchen/Diner

18'1 x 13'1

Sliding patio doors to rear garden. Open to reception room two.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

13'4 x 10'6

Bedroom Two

10'8 x 8'6

First Floor Bathroom

7'8 x 6'0

Second Floor Landing (Loft)

Access to:

Bedroom Three

15'2 x 9'5

Door to:

En-Suite

8'4 x 3'0

Rear Garden

approx 40'

Additional Information:

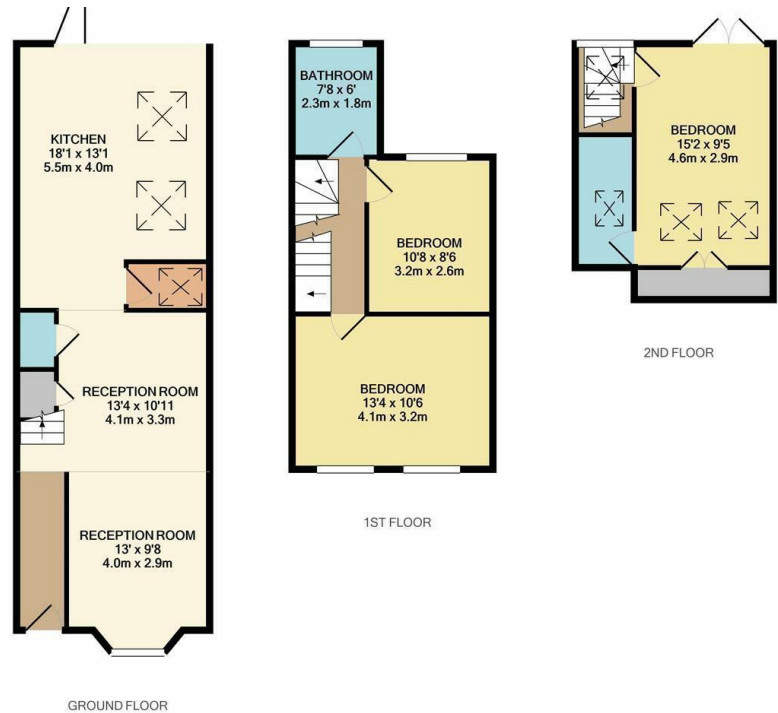
Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Disclaimer:

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FLOORPLAN

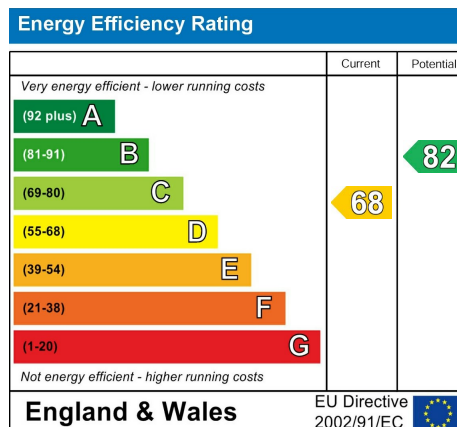


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

EPC RATING



MAP



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