






## Oakdale Road, Leytonstone, London, E11

Offers In Excess Of £585,000

**FOR SALE**

 1  1  2

Freehold

- 2 Bedroom Victorian terraced house
- Double glazing & gas central heating
- Fantastic residential location
- Close to Francis Road amenities
- Leytonstone High Road station 0.4 mile
- Leyton tube station & Leyton Midland Road station 0.5 mile
- EPC rating: D (64)
- Council tax band: C
- Rear garden: approx 50'
- Internal: 640 sq ft (59 sq m)

An attractive and well designed home in a much loved area, with a large garden and easy transport links. The traditional and comfy reception room at the front of the property has a bay window that fills the room with natural light, and high ceilings with original ceiling rose detail. In the next room the kitchen-diner feels open and well laid out for dining, with a large window overlooking the garden. Beyond the kitchen and the garden access is a 3 piece family bathroom. The back door leads out to a planted decking area and beyond to a large private garden, which gets the sun all afternoon during summer. It's a lovely natural setting and low maintenance, with established shrubs and trees and a useful garden shed. Both bedrooms are large doubles, one with 2 large windows and bespoke storage, the other overlooking the garden with room for a desk space. The home has real charm and character about it with Victorian details and wooden floors throughout. This is a friendly neighbourhood with everything you need within walking distance. There're highly rated primary and secondary schools within a 1 mile radius, also Sidmouth Park, Coronation Gardens, and a bit further: Leyton Jubilee Park and Wanstead Flats. Nearby Francis Road is a foodie destination with great independent cafes, gastro pubs: the Northcote, Heathcote & Star and Coach & Horses, delicious bakeries and interesting shops, the Stone Mini-Market, and yoga studios. You have 2 stations within a 12 minute walk with easy connections to central London, Westfield & the Olympic Park, and with Barking 3 stops east for an easy swap to trains to Southend-on-Sea. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Porch

Open directly into:

### Reception Room

13'1 x 12'9

Open to:

### Kitchen

Staircase leading to first floor. Open to reception room. Open to :

### Inner Hall

Door to ground floor bathroom & rear garden.

### Ground Floor Bathroom

6'11 x 6'3

### First Floor Landing

Doors to:

### Bedroom One

13'1 x 10'8

### Bedroom Two

10'9 x 10'4

### Rear Garden

approx 50'

### Additional Information:

Local Authority: London Borough Of Waltham Forest

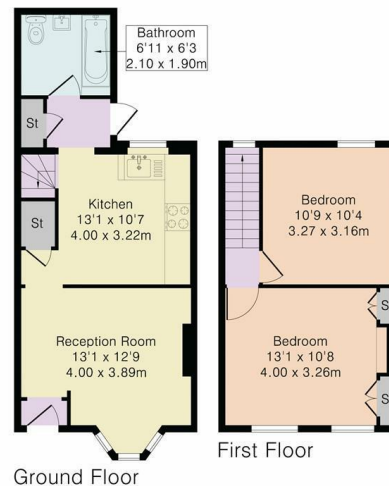
Council Tax Band: C

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

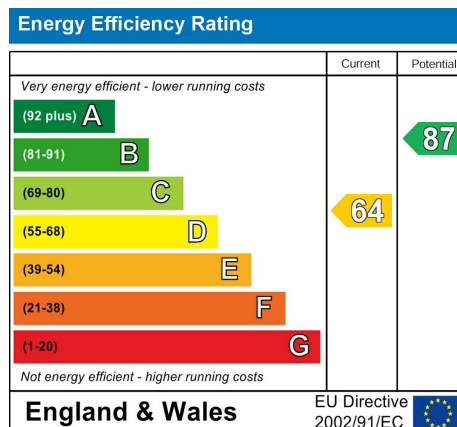
Approximate Gross Internal Area 640 sq ft – 59 sq m  
Ground Floor Area 359 sq ft – 33 sq m  
First Floor Area 281 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP



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