



Hainault Road, Leytonstone, London, E11

Guide Price £1,150,000

Freehold

FOR SALE

 2  2  5

- Guide Price: £1,150,000-£1,250,000.
- 5 Bedroom Victorian family home with 2 Reception rooms
- Loft conversion & basement laundry room
- Leytonstone tube station: 10 minutes' walk approx
- Double glazing & gas central heating
- EPC rating: C (76) & council tax band: E
- Rear garden: approx 50ft with outbuilding
- Off street parking
- Chain-free
- Internal: 2160 sq ft (200 sq m)

Guide Price: £1,150,000-£1,250,000. Large, contemporary family home in Leytonstone close to Epping Forest, with off-street parking.

The property's impressive, feels solid, stylishly designed and renovated to a high standard. The spacious kitchen-diner with bold skylights and cosy underfloor heating is a fantastic space for gathering together for meals, entertaining or relaxing in front of the TV, with bi-folding doors opening out to a maintenance free garden with a patio area and garden workshop.

There're 2 bathrooms in the home, the first on the ground floor and the other upstairs, both modern and well fitted. The laundry space in the cellar helps keep living spaces tidy and organised. And the separate lounge at the front of the home is a more traditional space with a bay window and original fireplace. Upstairs the bedrooms are well presented, spacious and comfortable rooms, the majority with bespoke storage. And the loft conversion is a large, dual aspect room, also with fitted storage.

On Hainault Road you're between the bustling shops and pubs of High Road, Leytonstone, and pretty Leyton Village. Close to excellent restaurants, cafes, delis and bakeries and popular coffee places such as Perky Blenders; and your local pubs are The Heathcoat & Star and the Fillybrook. There's a variety of highly rated schools nearby. And from home it's only a 5 minute walk to the edge of Epping Forest where more than 2400 hectares of natural green space and woodland are yours to explore on foot or by bike. With Walthamstow village a 30 minute walk away.

In the other direction you have the Olympic Park and its lovely swimming pool, Hackney Marshes, and great sports facilities at Lea Valley accessible via quiet cycle routes. There're good transport connections with Leytonstone tube a 10 minute walk away for the Central Line with easy changes to the Jubilee Line, and Leyton Midland Road Overground a little further. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to lower ground floor laundry room, reception room dining room & ground floor shower room.

Laundry (Lower Ground Floor)

16'0 x 9'0

Ground Floor Shower Room

9'8 x 4'2

Reception Room

15'7 x 13'3

Dining Room

19'0 x 10'6

Open to:

Kitchen

18'3 x 17'9

Open to dining room. Sliding patio doors leading into rear garden.

First Floor Landing

Staircase leading to second floor. Door to bedroom one, bedroom two, bedroom three & first floor shower room.

Bedroom One

15'7 x 13'1

Bedroom Two

11'8 x 9'7

Bedroom Three

11'8 x 9'0

Door to:

Bedroom Four

11'2 x 8'1

Door to bedroom three,

Second Floor Landing (Loft)

Door to:

Bedroom Five

18'7 x 17'6

Door to:

Eaves Storage

Rear Garden

approx 50'

Access to:

Outbuilding

15'6 x 7'6

Off Street Parking

Driveway to front with off street parking for 2 cars.

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: E

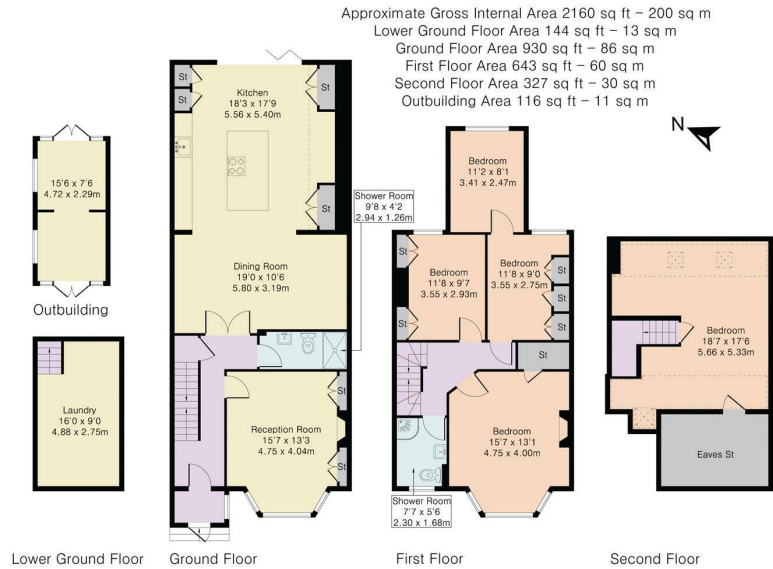
Notice:

All photographs are provided for guidance only

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



EPC RATING

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Current rating: 76 (Green arrow pointing left)
Potential rating: 83 (Green arrow pointing right)

MAP



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