



Oakdale Road, Leytonstone, London, E11

Offers In Excess Of £825,000

Freehold

FOR SALE

1 1 3

- 3 Bedroom Victorian terraced house
- Gas central heating
- Kitchen/diner & utility area
- Loft conversion
- Fantastic residential location
- Close to Francis Road amenities
- Leyton Central Line tube station: 0.6 mile
- Council tax band: C
- Rear garden: approx 40ft & garden room
- Internal: 1188 sq ft (110.4 sq m)

Stylish, open-plan family home in a location that puts great schools, easy transport and natural green space on your doorstep.

The main, multi purpose reception room gets the morning light and delivers a bold aesthetic that continues throughout the home. The layout combines traditional qualities with contemporary style, with family comfort at its heart.

The spacious and airy kitchen-diner is flooded with natural light and Crittal style doors lead out to a low maintenance garden that becomes a suntrap during the summer months beneath the palm trees - lovely for entertaining inside, outside or both. There's a garden shed and workroom with electricity, plus outdoor hot and cold taps. The ground floor also features a utility space and WC. A practical home as well as a stylish one. At the top of the property, the loft conversion is a roomy dual aspect bedroom with good storage space. The bedrooms on the lower floor are also doubles, each with its own character. The family bathroom features contemporary fittings, a freestanding bath and separate shower.

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

You're around the corner from Frances Road 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 which is on the doorstep, Wetlands and Hollow Ponds. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading directly into:

Reception Room

25'7 x 13'3

Staircase leading to first floor. Open to kitchen/diner.

Ground Floor WC

Kitchen/Diner

18'4 x 13'3

Open to reception room. Doors to rear garden.

First Floor Landing

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

Bedroom One

13'3 x 10'9

Bedroom Two

10'8 x 7'2

First Floor Bathroom

8'5 x 6'6

Second Floor (Loft)

Bedroom Three

16'5 x 12'8

Rear Garden

approx 40'

Access to:

Garden Room

12'0 x 6'0

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (71)

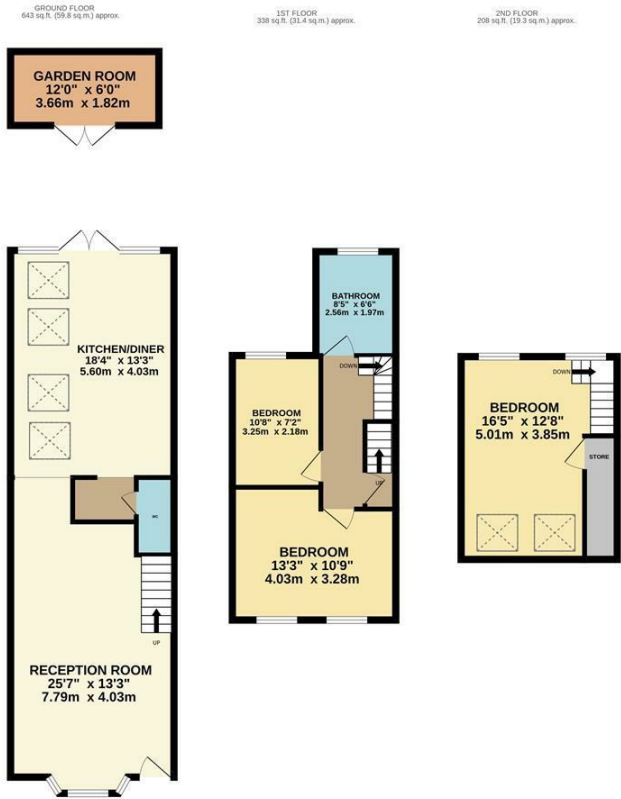
Notice:

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

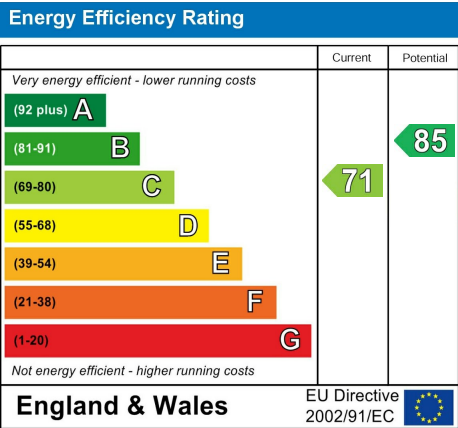


TOTAL FLOOR AREA: 1188 sq ft (110.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.

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EPC RATING



MAP



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