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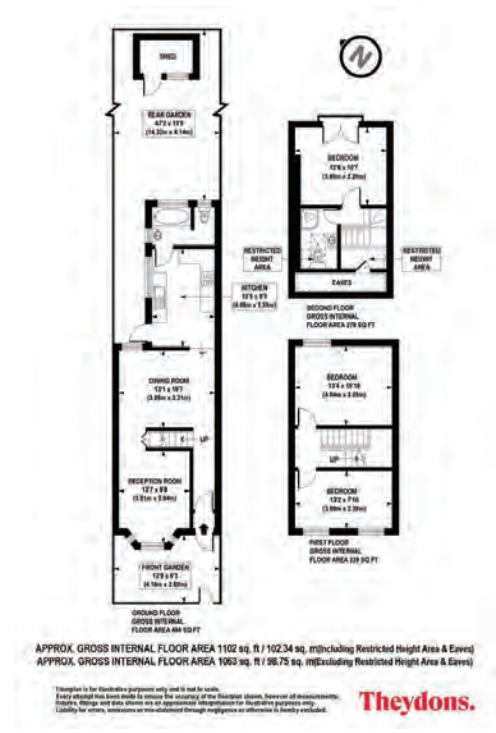


Lincoln Street, Leytonstone E11 Price £625,000 Freehold

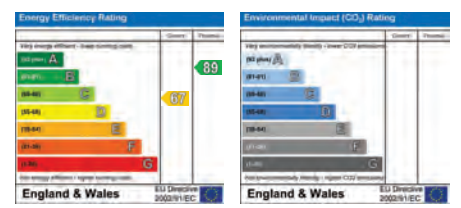
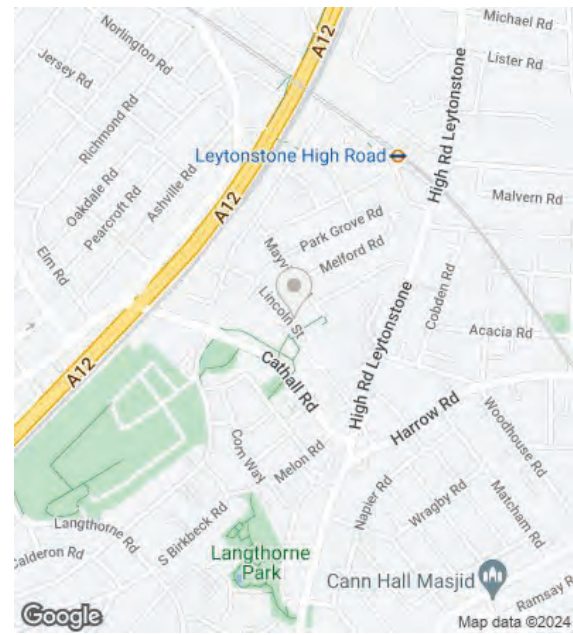
Offered chain free and situated within easy access of Leytonstone High Road, which offers a variety of popular eateries, bars and independent shopping, is this well-presented three-bedroom terraced home. This property is also located within good access of Leytonstone High Road Rail station and both Leytonstone & Leyton Central Line tube stations.



- Well presented three bedroom terraced home
- Bay fronted through-lounge
- Spacious dining area
- Fitted kitchen incl. integrated oven & hob
- Second bathroom suite
- Loft conversion hosting main bedroom and shower room suite
- Well maintained rear garden
- Good access to Leyton & Leytonstone Central Line tube stations
- Great access to sports centre
- Short stroll to High Road & overground station



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(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers' solicitor before proceeding with the purchase.

"These sales particulars have been prepared by Theydons upon the instruction of the vendor(s) and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Services, fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyers(s) must make their own enquiries regarding such matters"

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Residing here:

This bright and airy property welcomes you in via the inviting entrance hallway, which will guide you seamlessly into the spacious bay-fronted through-lounge, which opens up into a delightful dining area, creating the perfect entertaining space.

Located to the rear of the dining area is the roomy kitchen, which is complete with sleek fitted units, wooden work surface and integrated oven & hob, then just off of the kitchen is the ground floor bathroom suite. You will also gain easy access into the rear garden via the kitchen, great for when dining alfresco.

Upstairs and onto the first floor there are two good size bedrooms, both finished with fitted carpet. The first floor landing will then lead you up another set of stairs taking you to the converted loft space, which hosts the beautiful main bedroom with Juliette balcony and charming shower room suite.

Externally: This property boasts a well maintained rear garden with both laid to lawn and decked seating area, a lovely outdoor space to be enjoyed come rain or shine.

In addition:

Good access to popular pedestrianised Francis Road

Close to Cathall Leisure Centre

Road links incl, A12, A406 & M11

Transport links into Stratford Westfield & East Village

19 Schools and Colleges rated either 'Outstanding or 'Good' by Ofsted located within a mile radius

Council Tax band C



Note from owner:

"Lincoln street is a very quiet street as there are only houses on one side, lovely leafy trees occupy the other side.
It's a cul-de-sac so little traffic passes through and the street is permit controlled so you can always get a parking spot near your house.
The people either side have lived there for decades and have been great to live next door to.
The Red Lion, Northcott, Leyton Tech are all in walking distance and best of all, Singburi, a highly rated Thai is a four minute walk away.
It has been a great home to raise a family in"

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Lounge
12'7 into bay x 9'8

Dining Room
13'1 x 10'7

Fitted Kitchen
13'5 x 8'5

Ground Floor Bathroom Suite

Bedroom One
13'2 x 7'10

Bedroom Two
13'4 x 10'10

Bedroom Three
12'6 x 10'7

En-Suite Shower Room Suite

Rear Garden
47'2 x 13'8

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