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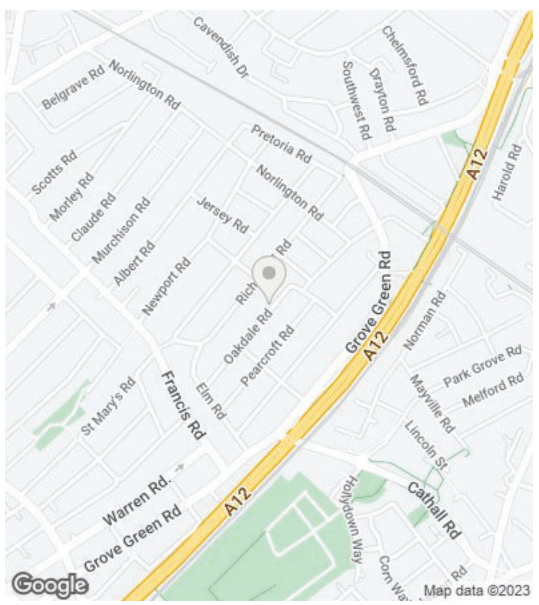


TOTAL FLOOR AREA: 887 sq. ft. (82.2 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures, measurements of floor areas, volumes and other data are for information only and should not be used as a basis for any contractual obligations. The figures, however, and specifications shown are not intended to be a guarantee. Made with theplanapp.com

Oakdale Road, Leytonstone E11 Price £625,000 Freehold

This beautifully presented two-bedroom terraced home is situated within walking distance of both Leytonstone and Leyton Central Line stations and Leytonstone High Road Overground station, yet within close-proximity of the main shopping area in Leytonstone, which hosts an array of popular eateries, bars & Tesco superstore. Popular pedestrianised Francis Road is also just a short stroll away.

- Beautifully presented two bedroom terraced house
- Bright bay-fronted living / dining area
- Fitted kitchen incl. integrated oven & hob
- Wooden flooring
- Ground floor bathroom suite
- Large rear garden
- Walking distance from Leytonstone and Leyton Central Line stations and Leytonstone High Road Overground station
- Close to main shopping areas & local amenities
- Double glazing
- Gas central heating



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 82-100 A	
89-91 B		89-91 B	
85-88 C		85-88 C	
81-84 D		81-84 D	
77-80 E		77-80 E	
73-76 F		73-76 F	
69-72 G		69-72 G	
Not energy efficient - higher running costs 1-68		Not environmentally friendly - higher CO ₂ emissions 1-68	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

(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

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 020 3972 2001

20 Church Lane, Leytonstone, London, E11 1HG
 Tel: 020 3972 2001 | Email: hello@theydons.com
 www.theydons.com





Residing here:

This beautifully presented two-bedroom terraced home is situated within walking distance of both Leytonstone and Leyton Central Line stations and Leytonstone High Road Overground station, yet within close-proximity of the main shopping area in Leytonstone, which hosts an array of popular eateries, bars & Tesco superstore. Popular pedestrianised Francis Road is also just a short stroll away.

Comprising: This inviting home warmly welcomes you into the bright bay-fronted living / dining area, the perfect space within this home to gather with family and friends over your favourite TV series or a yummy bowl of pasta. Invite the outside in during the warmer months and open the door located to the rear of the living / dining area, leading you out into the side garden.

This charming living area also leads seamlessly into the chic fitted kitchen, ideally located for when hosting dinner parties. The kitchen is complete with fitted wall and base units, wooden work surface with a lovely tiled surround and an integrated oven and hob, all making great use of the space and providing you with the essentials to whip up your signature dishes. Then located to the back of the kitchen and property is the bathroom suite.

Upstairs and onto the first floor you will locate the good size double main bedroom, which is adorned with wooden flooring, feature fireplace alcove to the chimney breast and two large windows to the front aspect, allowing for an abundance of air and light to fill the space. Also located to the first floor is the second good size bedroom double bedroom, also with wooden flooring but this time with views out and over the rear garden.

Externally: This home boasts a large, mainly laid to lawn rear garden, with convenient shed. A lovely outdoor space to enjoy the warmer months.

In addition:

Short stroll to the popular pedestrianised Francis Road area, which hosts an array of independent eateries and boutique shopping.

Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Council Tax Band: C



Note from owner:

"We love this house, in particular how bright it is and the large garden in the summer months. The road is quiet and it is a very friendly neighbourhood. The immediate area has everything you might need - from pubs, cafés and restaurants to vast green space (including the Flats, Hollow Ponds, Wanstead Park, Hackney Marshes and Regent's Canal at Hackney Wick). Stratford Westfield and two large supermarkets are within walking distance which is very handy. The area is buzzing and lively, with new businesses opening regularly such as cafés, restaurants and delis. The transport links are excellent for central London where we work; 20 mins into the City on the Central line and Overground stations are also nearby for other parts of London."

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Lounge
23' x 13'2

Fitted Kitchen
11'3 x 7'1

Bathroom/WC
6'9 x 5'2

Bedroom One
13'2 x 10'7

Bedroom Two
10'6 x 10'1

Good Size Rear Garden
46' plus side return x 13'9

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