

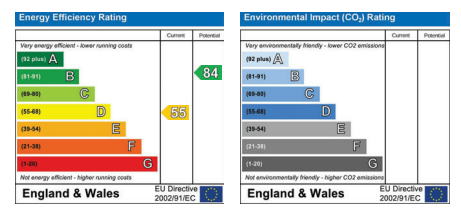
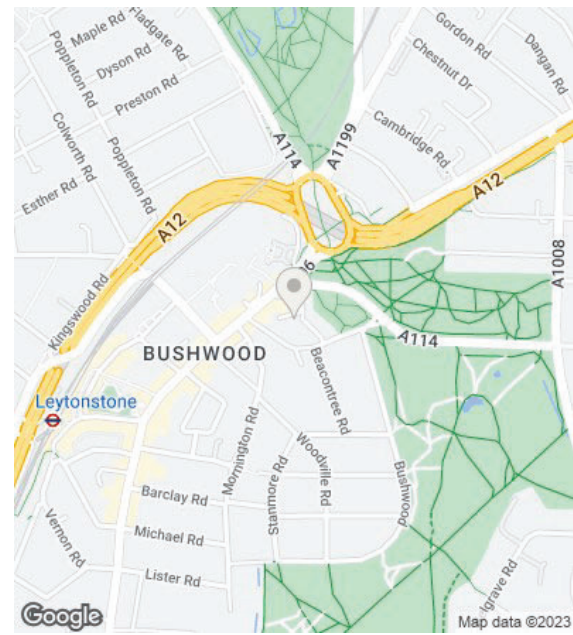


TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used for your prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Forest View, Bushwood Area E11 Price £575,000 Freehold

Nestled upon a peaceful cul-de-sac turning within the heart of the much sought after Bushwood Area, is this charming three-bedroom terraced home with beautifully landscaped rear garden. A short stroll will take you to High Road Leytonstone, where you can enjoy the many popular independent eateries and shopping it has to offer, and for the big weekly shop, Tesco superstore is also located within close proximity. You will also have your choice of open green spaces to explore when residing at this property, with the beautiful Hollow Ponds, Epping Forest & Wanstead Flats all located within walking distance. Transport links, such as, Leytonstone Central Line tube station, which offers a convenient service into the City & West End, is also just a short walk away.

- Charming three bedroom terraced home
- Offered chain free
- Situated within the sought after Bushwood Area
- Nestled in a cul-de-sac turning
- Bright & spacious bay-fronted living / dining area
- Fitted kitchen with access into garden
- Large bathroom suite with additional shower cubicle
- Beautifully landscaped rear garden
- Short stroll to main shopping area & local amenities
- Walking distance of Leytonstone Central Line tube station



(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"

Arrange a viewing
 020 3972 2001

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



Residing here:

This rare to the market home welcomes you in via the picturesque cul-de sac turning of Forest View, the property goes onto greet you in via the chic painted front door and into the inviting hallway.

This homes bright bay-fronted living / dining area provides you with a spacious area to gather with family and friends or relax with a cup of tea and your favourite series, whatever your lifestyle choices this space will fast become your favourite spot within this home.

The living / dining area also leads seamlessly into the fitted kitchen, which also has convenient access into the garden, perfect for when hosting BBQ's and dining alfresco.

Upstairs and onto the first floor you will locate two good size bedrooms and a large bathroom suite with additional shower cubicle, a bright & airy space to unwind in after a long day.

The first-floor landing also hosts a second flight of stairs taking you up and into the second floor / loft conversion, which houses the third good size bedroom, and has a lovely view of the garden and beyond.

Externally: This home is equipped with a beautifully landscaped rear garden with both paved seating and laid to lawn areas, helping to provide a tranquil setting to enjoy the warmer months. There is also a convenient shed to the garden, great for storing away your garden accessories.

In addition:

Short stroll to local amenities & shopping

Walking distance of the vast open fields of Wanstead Flats & the beautiful Hollow Ponds

Good access to the popular High Street Wanstead

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

Road links incl. A12, A406 & M11

Council Tax Band: C



Note from owner:

"We have lived in the house for 17 years and will be very sad to leave. The house is set in a little side road with nine houses and half of the residents have lived here over 15 years . Given its proximity to the Green Man roundabout. It's an amazingly quiet road. Both our children have attended lovely local schools that have become outstanding during this time.

The house is only 10 minutes walk from the Central line from which you can easily access the new Elizabeth line which is perfect for Heathrow airport. On top of this, there is access to an efficient bus system, including a frequent night service that takes you to Stratford for coach links to Stansted airport.

We are walking distance to amazing parkland and woods including Wanstead Park , Queen Elizabeth Park and Whipps Cross Ponds. There is also a vibrant social community that includes independent bars and restaurants in Leytonstone , Wanstead , Forest gate and Stratford .

In the years we have lived here , we have seen a marked transformation of the area that will keep on growing."

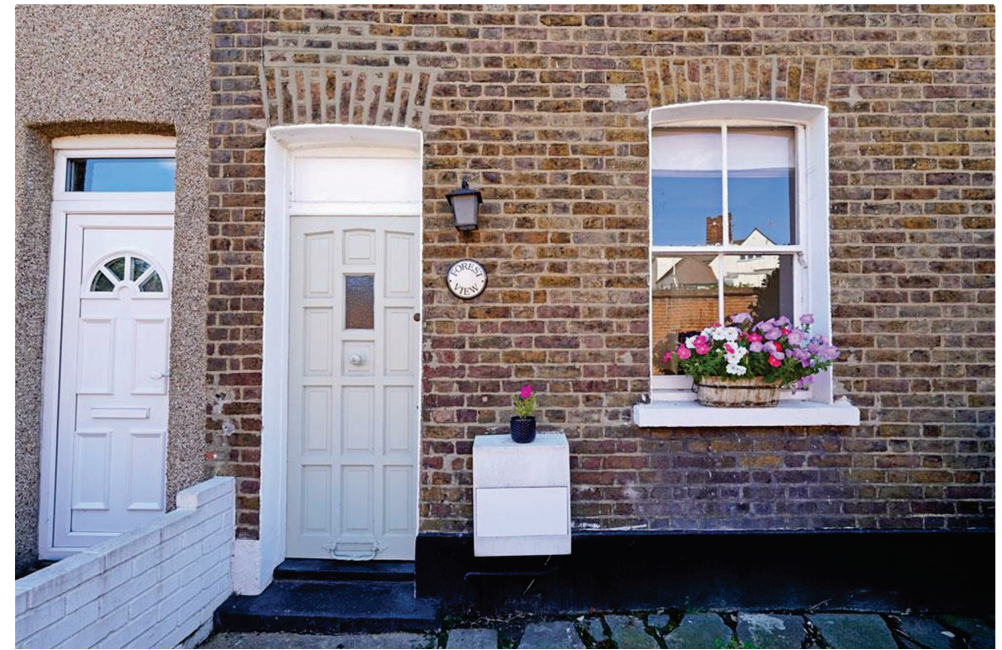
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Lounge/Diner
18'9 x 10'3

Fitted Kitchen
13'3 x 7'2

Bedroom One
13'3 x 9'9

Bedroom Two
13'3 x 7'2

First Floor Bathroom/Shower
8'7 x 7'10

Bedroom Three
13'6 x 12'5

Rear Garden
approx 36' x 14'6

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