



## Hainault Road, Upper Leytonstone E11

### £895,000 Freehold

Impressive four bedroom halls adjoining semi-detached Victorian home with untapped potential, perfect for those seeking a project and craft the home of your dreams. Features a spacious front driveway and a sizeable 26'4 wide garage to the rear of the garden.

Situated in a great location within easy walking distance of local shops, restaurants, green spaces and both Leytonstone underground, and Leyton Midland Road overground stations.

- Substantial four bedroom semi-detached house
- Immense potential
- Offered chain free
- Ample scope to extend further
- Three reception rooms
- Kitchen
- Large 26'4 wide garage to rear of garden
- Own spacious driveway
- Expansive rear garden with sideway access
- Close to local amenities, shops and restaurants



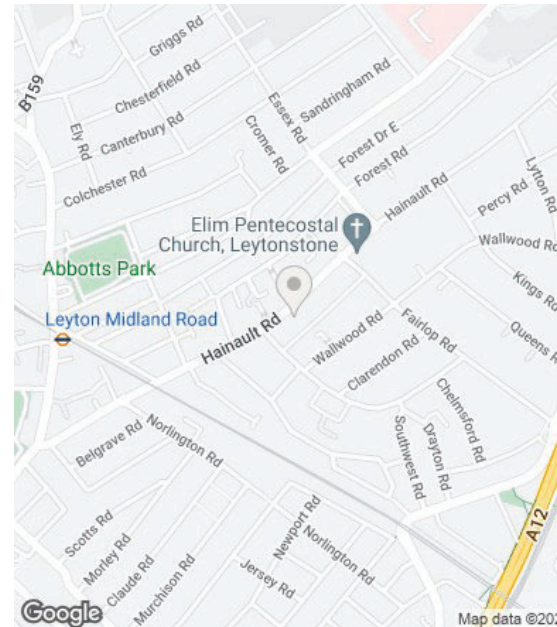
Arrange a viewing  
020 3972 2001



APPROX. GROSS INTERNAL FLOOR AREA 2174 sq. ft / 202.00 sq. m (including Garage)  
APPROX. GROSS INTERNAL FLOOR AREA 1701 sq. ft / 158.03 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate representation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**Theydons.**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
49-54 <b>E</b>		49-54 <b>E</b>	
37-48 <b>F</b>		37-48 <b>F</b>	
1-36 <b>G</b>		1-36 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

(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 purchaser's 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:**

As you walk down the 29'8 pathway along side the driveway you will already capture the size and potential of this home. Into the hallway there is the usual staircase with period spindles to the first floor, storage cupboards and access to cellar. From the hallway there is access to all three receptions and the conservatory. The front reception is bathed in natural light from the sash bay window, which overlooks the leafy driveway, and features a tiled fireplace, plus ceiling coving. The second reception also has ample natural light from the side window and glazed doors that lead into the conservatory.

The third reception to the rear of the hallway has a sash window to the side return and features a fireplace surround with hearth and storage to the recess. Then onto the functional kitchen with casement windows to side and rear overlooking the garden, gas cooker, washing machine, fitted units, access to rear garden and door separate WC.

There is also potential for a future spacious kitchen diner by merging the kitchen and dining room, creating a hub of culinary creativity and shared moments.

To the first floor there are four good size bedrooms. Currently, bedroom one shares the bathroom that has a separate landing entrance, but envision a future where it becomes an exclusive en-suite for the main bedroom. Nestled behind bedroom one, bedroom two exudes its own distinctive charm. Bedroom three seamlessly connects to bedroom four, offering the potential for division into two distinct rooms, with further scope to create a new family bathroom next to, or merging with the existing WC.

**Externally:**

The expansive rear garden, adorned with mature shrubs, predominantly paved, beckons with tranquility. Sideway access provides a seamless flow from front to rear, guiding you to a large 26'4 wide garage nestled at the rear, accessible from both the garden and the service road behind – a perfect blend of nature and practicality.

**In addition:**

Exceptional possibilities for a larger than average loft room extension which extends onto the back addition, plus a kitchen rear / side return extension (subject to council consent).

The local shopping is just moments away, there's a wide range of shops, cafes, and restaurants along nearby Leyton High Road, and less than ten minutes from the popular independent stores on Francis Road.

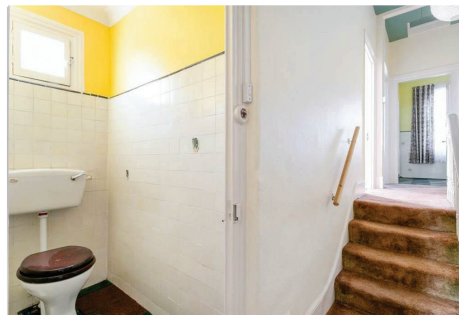
Transport links are very good, with two train stations within easy walking distance. Leytonstone Central Line with access into the City & West End within 25 mins, and Leyton Midland Road connects to the Elizabeth Line (1 stop) and the Victoria Line (2 stops).

Just a stroll away is Abbots Park with grassland, playground, table tennis, tennis courts and fitness equipment.

Good access to Epping Forest and Hollow Ponds boating lake nestled in the heart of areas green expanse, a gem within Leytonstone, inviting both relaxation and a sense of adventure.

Road Links inc A406, A12 & M11

Council Tax Band: E



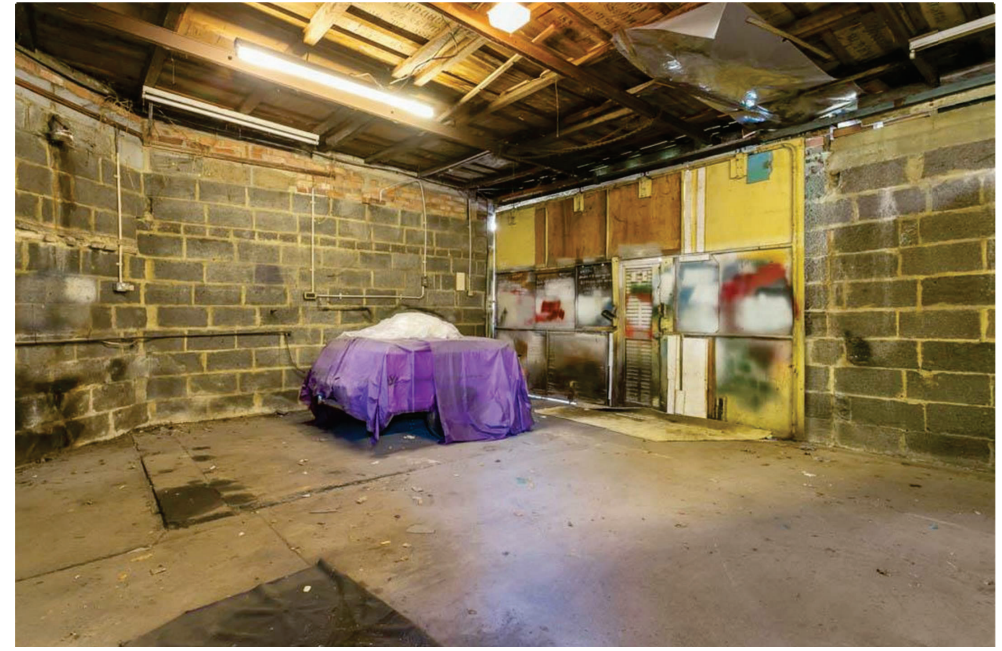
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Front Reception  
15'5 x 14'11

Middle Reception  
13'7 x 10'5

Conservatory  
8'4 x 7'9

Rear Reception  
12'2 x 11'

Kitchen  
11'4 x 7'5

Bedroom One  
14' x 12'9

Bedroom Two  
13'9 x 10'5

Bedroom Three  
12'1 x 11'3

Bedroom Four  
11'3 x 7'6

First Floor Bathroom

Ground & First Floor WC

Rear Garden  
59'4 x 25'8

Garage  
26'4 x 18'5

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