



## Grove Green Road, Leytonstone E11 Price Guide £725,000 Freehold

Guide Price £725,000 - £750,000

This bright and airy three double bedroom period home is superbly connected to travel links including Central Line tube and Overground stations, providing you with a convenient service into the City & beyond. Local amenities and main shopping areas are also located within easy access, with Leytonstone's High Road and the ever so popular pedestrianised Francis Road just a short stroll away, both hosting a vast variety of independent eateries and boutique shopping.



- Beautifully presented three bedroom terraced house
- Gated garden to front
- Spacious bay-fronted living area incl. feature fireplace
- Convenient ground floor utility / WC
- Large fitted kitchen / diner incl. integrated appliances
- Three good size double bedrooms
- Attractive bathroom suite to first floor
- Easy to maintain mainly paved rear garden
- Superbly situated for local amenities & main shopping area
- Close to transport links incl. Central Line tube

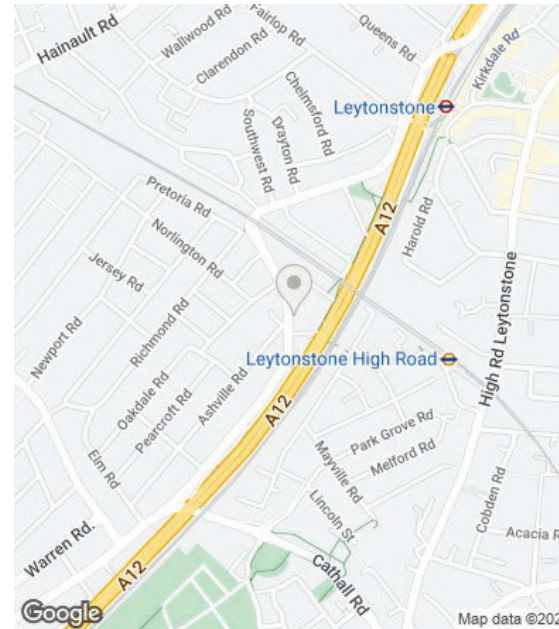
Arrange a viewing  
020 3972 2001



APPROX. GROSS INTERNAL FLOOR AREA 1245 sq. ft / 115.64 sq. m

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-statements through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	67	A	G
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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.

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### Residing here:

This charming home first greets you via the large, gated garden to the front which leads you to your front door and into the inviting hallway. The spacious bay-fronted living area provides this home with a lovely space to gather with family and friends or catch up on your favourite series. There are many period features such as high ceilings, ornate cornices and a beautiful feature fireplace, which takes focal point within the living area, bringing both character and elegance to the space.

Before heading to the kitchen, the hallway will first lead you into the very convenient utility / cloak room, which has been adorned with copious amounts of fitted storage and WC with wash hand basin, a great feature for when hosting guests.

The fitted kitchen / diner is a large space complete with sleek fitted wall and base units, integrated appliances, chic tiled surround and seamless breakfast bar, the perfect spot to enjoy that morning cup of coffee. The kitchen also opens out into the rear garden, making for easy serving when dining alfresco and hosting BBQs during the warmer months.

To the first floor, you will find the roomy bay-fronted main bedroom, a good size second bedroom and a further third bedroom, which has been fitted with integrated wardrobes, great for neatly storing away all your clothing and accessories. Then lastly to the first floor is the attractive bathroom suite, a serene space to relax in after a long day with a soak in the bathtub.

Externally: This home boasts an easy to maintain, mainly paved rear garden, with mature shrub borders, a great outdoor space to be enjoyed come rain or shine.

### In addition:

Walking distance to local amenities including, Jo & Kesi boutique, Arch Deli & Bar, Filly Brook, Unity Café & Heathcote & Star Pub

Good access to Leyton Midland Road Arches

Close to main shopping areas & High Street shopping

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 very much love the character, spaciousness and location of the house. The large kitchen / diner has been wonderful for cooking and entertaining. The garden is our sanctuary with several flowering plants and lush shrubs, home for many butterflies and small birds including a regular robin. We cherish our walks to nearby parks and green spaces like Wanstead Flats and Hollow Pond. It's a really friendly neighbourhood, with lovely barista coffee shops, restaurants and gastro pubs within easy walking distance."

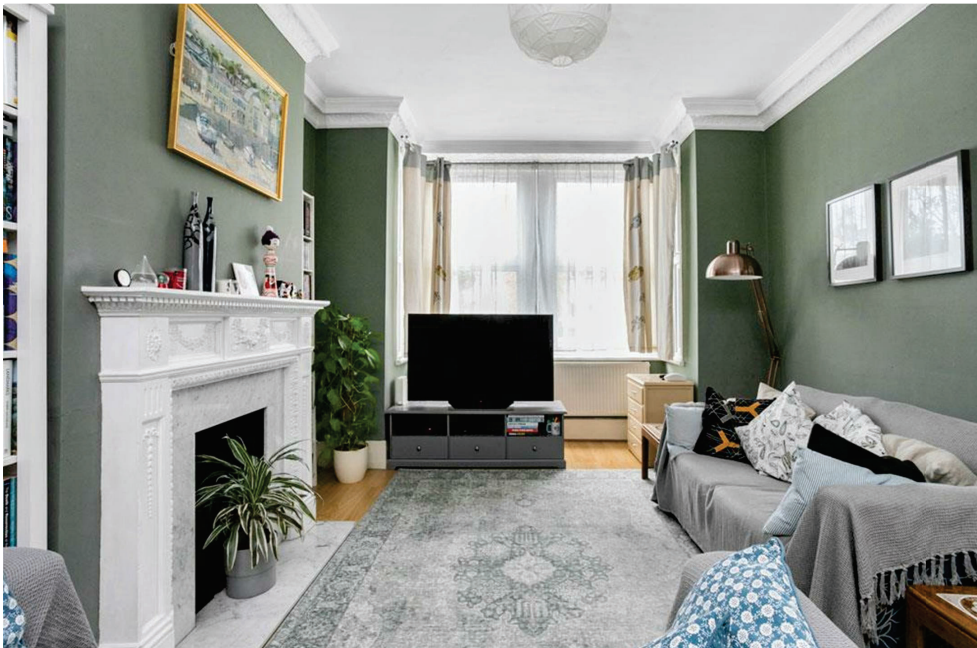
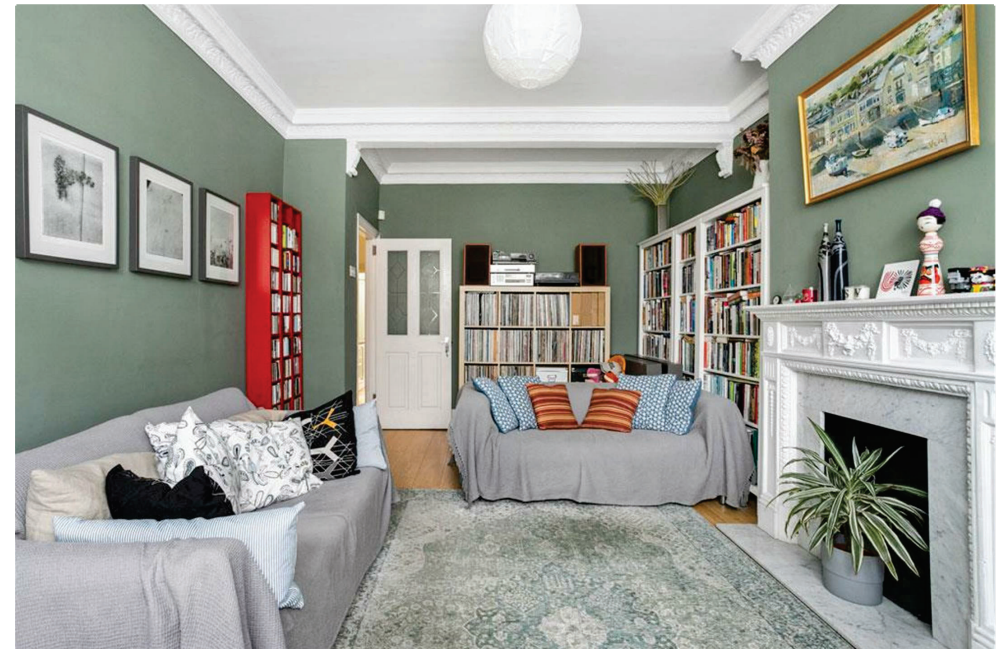
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Living Room  
19'4 x 12'4

Fitted Kitchen/Diner  
18'2 x 11'2

Ground Floor Utility / WC

Bedroom One  
14'11 x 11'10

Bedroom Two  
11' x 10'9

Bedroom Three  
11'1 x 10'3

First Floor Bathroom Suite

Rear Garden  
39'7 x 12'2

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