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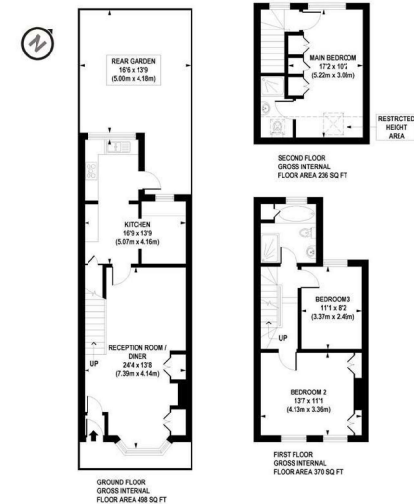
Carlton Road, Bushwood Area E11 Price Guide £775,000 Freehold

This exquisite three bedroom end of terrace Victorian house has been gracefully extended to harmonize classic charm with contemporary allure.

Nestled in the heart of the Bushwood area, this property offers the best of both worlds – mere steps from the vibrant main shopping area and tube station, yet situated on the edge of the majestic Epping Forest. Then lies the vast open fields of Wanstead Flats with lakes and ponds stretching as far as the eye can see. Transport links including Leytonstone Central Line tube station are within walking distance, helping to provide you with a convenient service into the City & beyond.

- Guide Price £775,000 - £800,000
- Offered chain free
- Open plan lounge/diner inc working feature fireplace
- Large fitted kitchen inc range cooker
- Three good size bedrooms
- Spacious first floor bathroom suite inc walk-in shower
- Loft conversion with en-suite shower/wc
- Short stroll to Epping Forest & vast open fields
- Double glazing
- Close to Central line tube & main shopping area

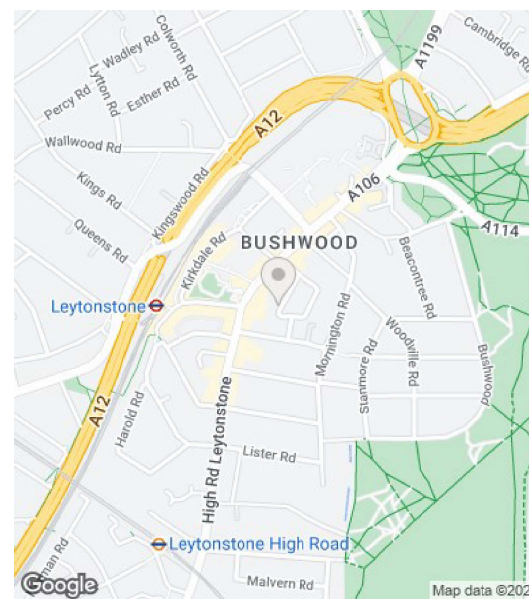
Arrange a viewing
020 3972 2001



APPROX. GROSS INTERNAL FLOOR AREA 1104 sq. ft / 102.59 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 1066 sq. ft / 99.02 sq. m (Including Restricted Height Area)

*Notation 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 details shown are an approximate representation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 77 A		Very environmentally friendly - lower CO ₂ emissions 77 A	
71-76 B		71-76 B	
69-70 C		69-70 C	
64-68 D		64-68 D	
55-63 E		55-63 E	
49-54 F		49-54 F	
35-48 G		35-48 G	
Not energy efficient - higher running costs 42		Not environmentally friendly - higher CO ₂ emissions 42	
England & Wales EU Directive 2002/91/EC	77	England & Wales EU Directive 2002/91/EC	77

(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

You'll soon enjoy the improvements that have been made to this property, the open-plan lounge boasts a spacious layout with a striking working feature fireplace and fitted display units to either side, this warm ambiance is complemented by sleek wood flooring throughout this room. A designated dining area to the rear offers a perfect space for entertaining guests. The staircase to the first floor adds architectural interest, enhancing the overall appeal of the room.

The modern style contemporary kitchen with white cabinets boasts ample storage and space, providing a perfect balance of style and functionality. The centrepiece is the sleek range cooker, adding a touch of culinary sophistication. In addition, the well-designed utility area enhances practicality, offering convenient storage and workspace. Access to the garden creates a seamless indoor-outdoor flow, allowing for easy entertaining and enjoying the natural surroundings while cooking and dining.

Upstairs, the front bedroom is bathed in natural light with two fitted wardrobes offering ample storage without compromising on the rooms aesthetic appeal. The second bedroom is a relaxing room which overlooks the rear gardens, while the impressive modern bathroom suite includes spacious walk-in shower with glass enclosure and rainfall showerhead, sleek grey tiling runs throughout this room.

The second floor bedroom has an abundance of natural light via a sky light to the front and rear to window, including fitted wardrobes and the added convenience of an en-suite shower room/wc, providing a private oasis within the comfort of your own room.

Externally: The compact rear garden offers a charming retreat with a blend of functionality and simplicity. The paved area provides a versatile space for outdoor seating and entertainment, while a small artificial grass area helps add a touch of greenery to soften the landscape.

In addition

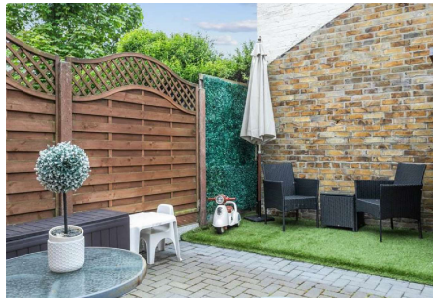
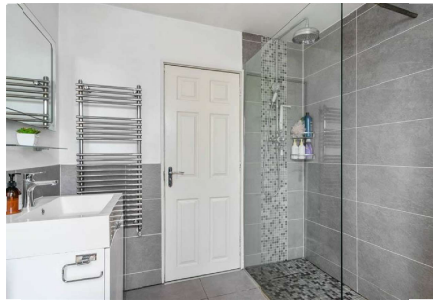
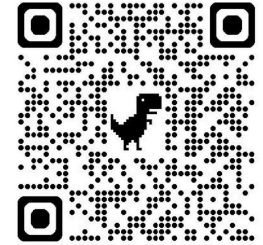
Only a short stroll to a diverse range of independent cafes, bars and restaurants.

'Outstanding' primary/secondary schools within a one mile radius, including the much loved Davies Lane Primary, less than ten minutes away. A further choice of schools, all rated 'Good', are just as close.

Leytonstone High Road overground station is eight minutes away, for the Gospel Oak to Barking

Road links incl. A12, A406 & M11

Council Tax Band: C



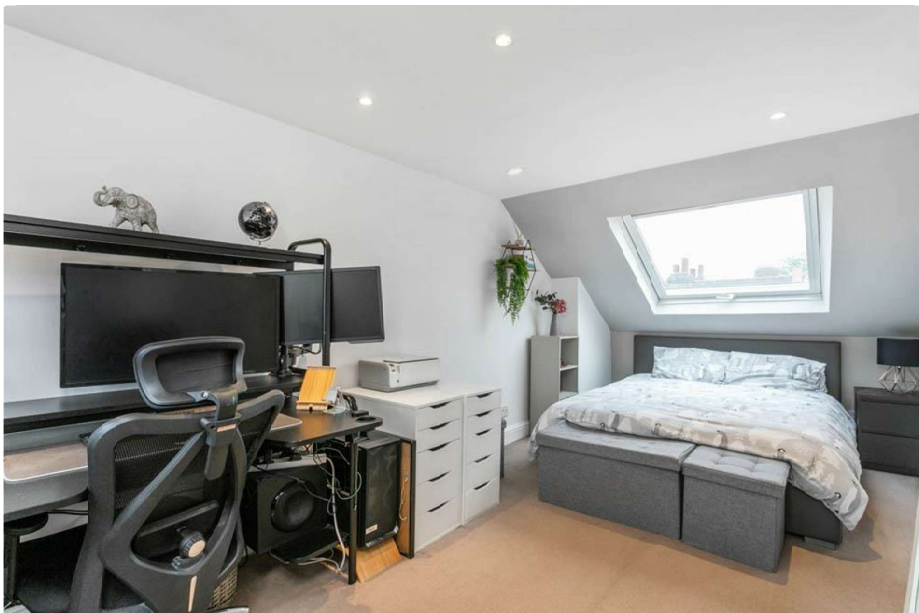
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Lounge/Diner
24'4 x 13'8

Fitted Kitchen
16'9 x 13'9

Main Bedroom
17'2 x 10'2

En-Suite Shower Room/WC

Bedroom Two
13'7 x 11'1

First Floor Bathroom with Separate
Walk-in Shower

Rear Garden
16'6 x 13'9

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