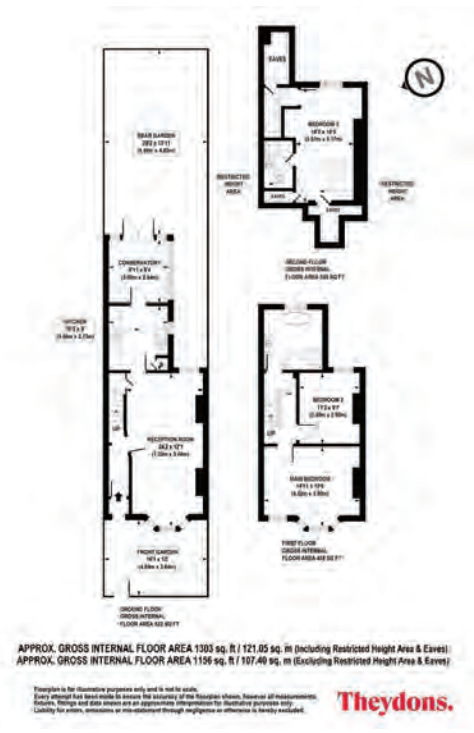




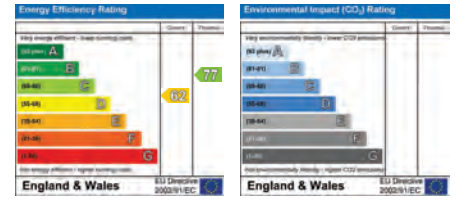
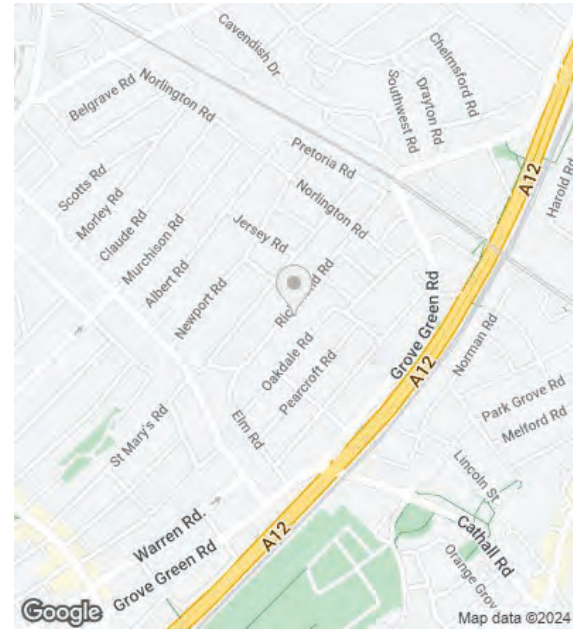
## Richmond Road, Leytonstone E11 Price £850,000 Freehold

Perfectly nestled upon a popular tree lined residential turning within Leytonstone, this stunning three-bedroom terraced home has been beautifully designed by the current owners to offer elegant living that is exuding both style and character, within a prime Leytonstone location. A short stroll will take you to local amenities and shopping, such as Francis Road, Jo & Kesi boutique, Unity café, Arch deli & bar and the Heathcote & Star Pub. Transport links are also aplenty when residing here, with bus, bike and Central Line links all within easy walking distance, helping you to get in and around the City with ease.

- Stunning three-bedroom terraced home
- Sought after Francis Road just a stroll away
- Planning permission approved for a side return extension
- Located upon a popular residential turning
- Spacious bay-fronted through-lounge incl. feature fireplace
- Sleek fitted kitchen incl. integrated appliances
- Large conservatory with double doors into garden
- Serene first floor bathroom suite incl. additional shower cubicle
- Beautifully maintained mainly decked rear garden
- Walking distance to transport links incl. Central Line tube



**Theydons.**



(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"

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 charming home welcomes you in via gated front garden and Victorian style tiled footpath, which leads you up to the front door and into the bright and inviting entrance hallway.

The bay-fronted through-lounge is a spacious area within this home to enjoy spending your free time. The front of the through-lounge is adorned with beautiful feature cast iron fireplace and elegant wooden shutter blinds to the bay window, creating the perfect backdrop to enjoy catching up on your favourite series. The rear of the through-lounge is currently being used as a formal dining area, but this space would also be great if used as a play area for children, depending on your lifestyle needs.

The rear of the through-lounge leads seamlessly into the kitchen, a great feature for when hosting dinner parties. The kitchen has been completed to include sleek fitted wall and base units, elegant work surface and integrated appliances, a great space to cook up your signature dishes in.

The kitchen goes onto lead out into the large conservatory area, a lovely addition to this home to sit back, relax and enjoy reading your favourite novel in. There are also large double doors to the rear of the conservatory leading out into the garden helping to invite the outside in and filling the space with an abundance of light and air.

To the first floor there is a lovely bay-fronted main bedroom with feature cast iron fireplace and wooden shutter blinds to the windows, a second good size bedroom also with wooden shutter blinds to the window and lastly to the first floor is the exquisitely spacious bathroom suite with freestanding roll top bath and additional walk-in shower cubicle, the most ideal space to unwind in with a soak in the bathtub after a long day.

Working your way up to the second-floor loft conversion you will locate the last roomy bedroom that this home has to offer, a brilliant space with access to a chic en-suite shower room and eaves storage.

Externally: This home boasts a beautifully maintained rear garden, mainly decked with shrub borders, this outdoor space will fast become your favourite place to host Summer BBQ's and dine alfresco.

### In addition:

Planning permission approved for a side return extension

Pedestrianised Francis Road area hosting independent eateries & boutique shopping is located within walking distance

Short stroll to local amenities, shopping & eateries

Road links incl. A12, A406 & M11

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

Council Tax Band: C



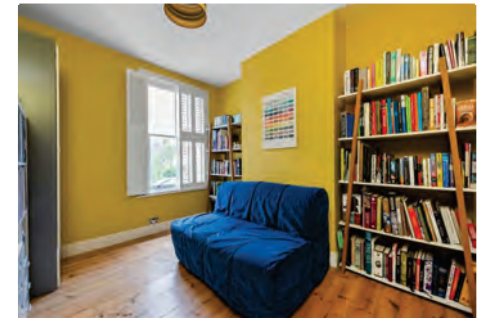
Arrange a viewing  
020 3972 2001

Theydons.com  
Follow us @theydons



Arrange a viewing  
020 3972 2001

Theydons.com  
Follow us @theydons



Front Garden  
16'1 x 12'

Reception Room  
24'2 x 12'1

Fitted Kitchen  
10'2 x 9'

Conservatory  
9'11 x 9'4

Main Bedroom  
14'11 x 12'6

Bedroom Two  
11'2 x 9'7

First Floor Bathroom Suite

Bedroom Three  
18'2 x 10'5

En-Suite Shower Room/WC

Rear Garden  
29'2 x 15'11

Arrange a viewing  
020 3972 2001

Theydons.com  
Follow us @theydons