



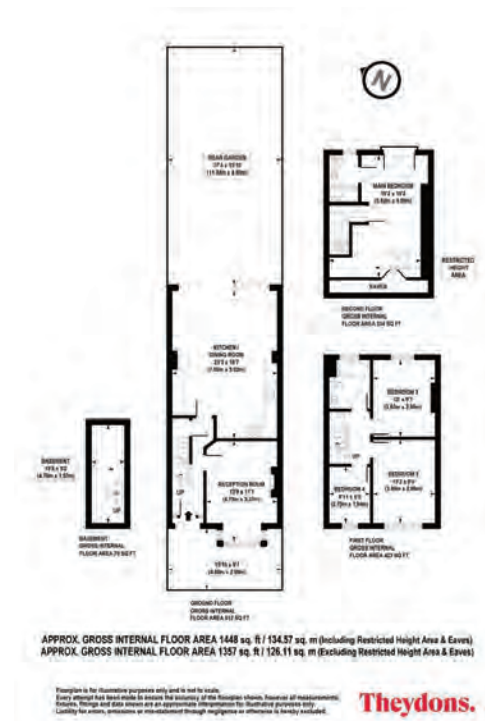
Pretoria Road, Leytonstone E11 Guide Price £850,000 Freehold

This stylish four-bedroom terraced home is full of personality and ideally located for access to transport links, including Central line tube station, helping to get you in and around the city with ease. Local amenities including popular Unity café, Arch Deli & Bar, Heathcote & Star pub and Jo & Kesi boutique are conveniently situated just a short stroll away, along with pedestrianised Francis Road, which is also within walking distance and hosts an array of independent eateries and boutique shopping, for you to enjoy. Main shopping areas are within great access, with Leytonstone Tesco superstore just moments away for those everyday necessities.

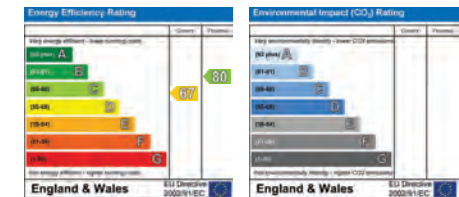
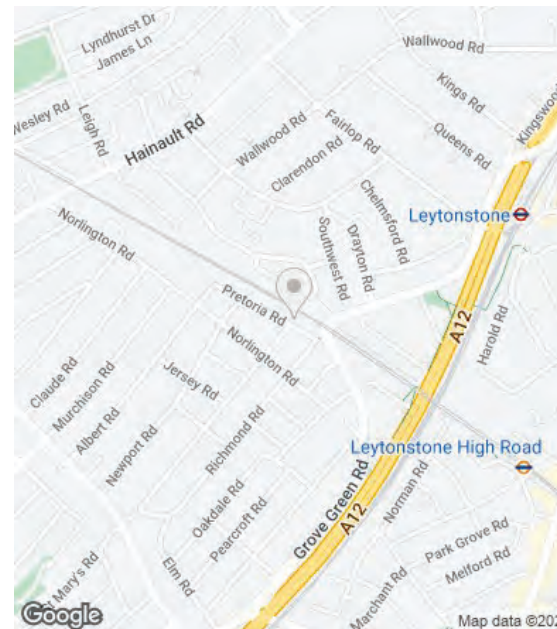
- Stylish four-bedroom terraced home
- Guide price of £850,000 - £875,000
- Ideally located for local amenities & transport links
- Bright bay-fronted living area incl. feature fireplace
- Spacious open-plan kitchen / dining area
- Fitted kitchen incl. integrated appliances
- Serene first floor bathroom suite
- En-suite shower room to main bedroom
- Easy to maintain rear garden with shrub borders
- Close to main shopping areas



Arrange a viewing
020 3972 2001



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(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

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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.

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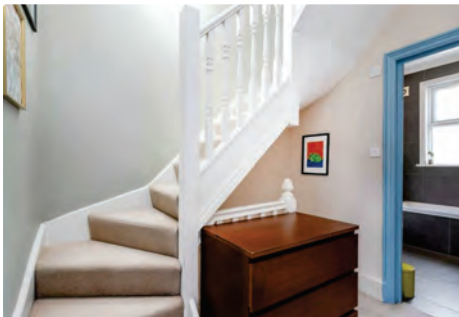
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Residing here:

This charming home welcomes you in via gated front garden and tiled footpath leading you to your front door and into the inviting entrance hallway. The bay-fronted living room with wooden flooring is a beautifully bright and spacious area to enjoy spending your downtime, with the feature cast iron fireplace taking centre point and the fitted shelving to the recess allowing you to add your own sense of personality to the space, through displaying colourful books and your favourite ornaments or plants.

The hallway goes onto lead you into the heart of this home, which is the stunning open-plan kitchen/ diner. The perfect spot within this home to gather with family and friends over a home cooked meal, this kitchen has been completed to include elegant, fitted wall and base units, sleek worksurface and integrated appliances. The kitchen leads straight into the dining area, a great feature for when hosting dinner parties and BBQs, where there are large tri-folding doors to the rear leading out into the garden, allowing for an abundance of light and air to feel the space.

To the first floor there are two good size double bedrooms and a third bedroom ideal as a nursery / study or dressing room, depending on your lifestyle needs. Lastly to the first floor is the sleek bathroom suite, the perfect spot to relax in with a soak in the bathtub.

Stairs to the first-floor landing will take you up to the second-floor loft conversion, housing the sizable main bedroom with eaves storage, Juliette balcony and attractive en-suite shower room.

Externally: This home boasts an easy to maintain mainly paved rear garden with shrub borders, a lovely outdoor space to enjoy the sunnier months.

In addition:

Access to basement from the hallway

Great access to local amenities and transport links

Close to the popular pedestrianised Francis Road area

Good access to open green spaces including Epping Forest, Hollow ponds & Wanstead Flats

Road links incl. A12, A406 & M11

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

Council Tax Band: C



Note From Owner:

"We have absolutely loved living here, it has been the perfect place to start our family. We will miss the hop skip and jump to the Heathcoate on a Friday afternoon for beers in the sun, having Unity Cafe's pain au chocolats on our doorstep, Saturday morning strolls for coffee on Francis road and bank holiday Negronis at Filly Brook. Our house plants will miss all of the sunlight!! We hope the next owners will be just as happy as we have been."

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Reception
15'9 x 11'1

Fitted Kitchen/Diner
23'3 x 16'7

Bedroom Two
13'2 x 9'9

Bedroom Three
12' x 9'7

Bedroom Four
8'11 x 6'5

First Floor Bathroom Suite

Main Bedroom
19'2 x 15'2

En-Suite Shower Room

Rear Garden
37'4 x 15'10

Front Garden
15'10 x 9'7

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