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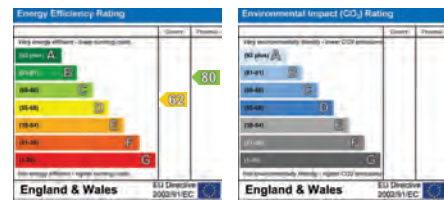
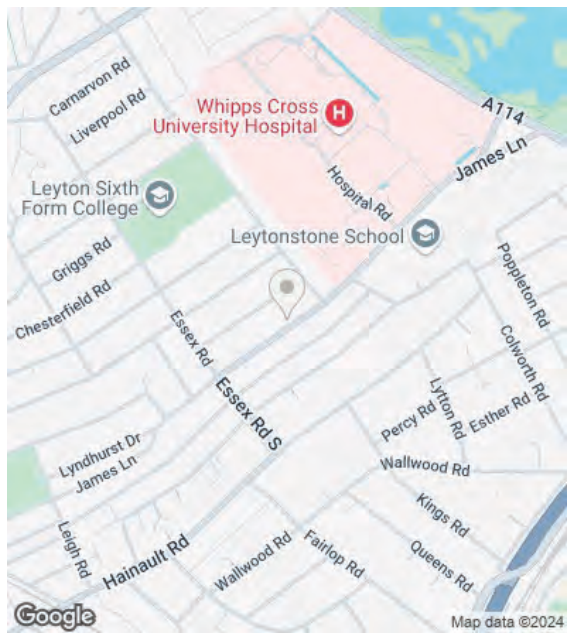
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## James Lane Leyton E10 Price £775,000 Freehold

Offered chain-free and ideally positioned near the scenic Hollow Ponds and Epping Forest, this expansive five-bedroom, two-bathroom terraced home is a true gem. Just a short stroll away, you'll find a wide selection of local amenities, including shops along the High Road, popular restaurants, and convenient supermarkets. With excellent transport links such as Leytonstone Central Line tube and Leyton Midland Road Overground stations nearby, getting around the City couldn't be easier.

- Spacious five bedroom terraced home
- Offered chain free
- Ideally located for the open green spaces of Hollow ponds & Epping Forest
- Bay-fronted living area incl. feature wood burning stove
- Fitted kitchen incl. integrated oven & hob
- Lobby & storage cupboard off of kitchen
- Large dining area & Lean-to conservatory
- Two attractive bathroom suites
- Rear garden
- Great access to transport links



(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.

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Residing here:

This generously sized home welcomes you with a charming Victorian-style tiled footpath, leading you to the undercover porch and into a spacious entrance hallway with access to the cellar. The inviting bay-fronted living area, filled with period charm, boasts a wood-burning stove with a decorative mantel, elegant ceiling coving, and rich wood flooring. It's an ideal space to unwind, whether you're catching up on your favourite series or curling up with a good book.

The stylish kitchen features sleek fitted wall and base units, a chic wooden worktop with a tiled surround, and an integrated oven and hob. It flows effortlessly into the roomy dining area, creating a perfect setting for entertaining family and friends. The dining space continues into the light-filled lean-to conservatory, offering a lovely spot to enjoy the sunshine or gaze out over the garden on a rainy day. Off the kitchen, you'll find a practical lobby area and a large storage cupboard for added convenience.

On the first floor, the airy bay-fronted second bedroom includes a charming feature fireplace, along with three more generously sized bedrooms and a well-appointed bathroom suite.

The second floor, a thoughtful loft conversion, hosts the spacious main bedroom with eaves storage and a Juliette balcony—an ideal retreat for restful nights. This level also offers a luxurious second bathroom with a freestanding roll-top bath, a perfect place to relax after a long day.

Externally: The home features a 35ft (approx.) rear garden—an ideal outdoor space to transform into your own private sanctuary for the warmer months.

In addition:

Great access to local amenities and open green spaces

Close to transport links

Road links incl. A12, A406 & M11

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

Council Tax Band: D





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Reception  
15'11 x 13'2

Fitted Kitchen  
12'8 x 9'

Dining Room  
15'2 x 9'6

Lean-to / Conservatory  
9'6 x 8'7

Bedroom Two  
16' x 11'10

Bedroom Three  
14'2 x 9'3

Bedroom Four  
14'11 x 6'8

Bedroom Five  
7'1 x 6'7

First Floor Bathroom Suite

Main Bedroom  
19'7 x 14'7

Second Floor Bathroom Suite

Rear Garden  
35'9 x 19'1

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