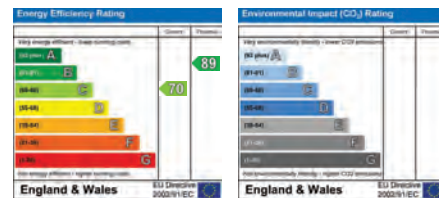
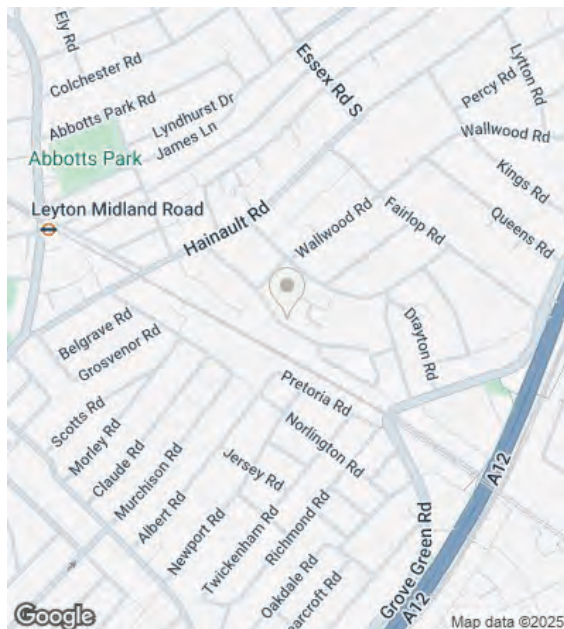




Exempted for illustrative purposes only and is not to scale.
Every effort has been made to ensure the accuracy of the floor plan. However, all measurements, fixtures, fittings and data shown are an approximate indication for illustrative purposes only.
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(All 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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Cavendish Drive, Leytonstone, E11

Price £725,000 Freehold

Beautifully presented, this bright and airy three-bedroom terraced home is ideally situated just a short walk from Leytonstone Station (Central Line), you'll enjoy quick and seamless access to central London, reaching Liverpool Street in approximately 20 minutes. The property is also well-connected by numerous bus routes, well-maintained cycling paths, and pedestrian-friendly walkways, ensuring excellent connectivity for all your travel needs.

Leytonstone High Road, just moments away, is home to a lively mix of independent shops, cafes, and restaurants, alongside larger supermarkets such as Tesco and the recently opened Aldi, providing everything you need for everyday living. For entertainment, the area offers pubs, such as The Red Lion, and community events, creating a welcoming neighbourhood atmosphere.

Nature enthusiasts will love the proximity to the stunning Hollow Ponds and Epping Forest, a haven for outdoor activities. Whether you're enjoying a peaceful walk, a scenic jog, or a family picnic by the boating lake, this green oasis offers a perfect escape from city life. Additional open spaces, including Leyton Flats and Wanstead Flats, provide even more opportunities to embrace the outdoors.

- Beautifully presented three bedroom terraced home
- Offered chain free
- Two good size reception rooms
- Sleek fitted kitchen incl. integrated oven & hob
- Bright conservatory
- Three good size bedrooms to first floor
- Serene first floor bathroom suite incl. additional shower cubicle
- Easy to maintain rear garden
- Great access to local amenities & main shopping areas
- EPC Rating TBC

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 8539 2009 | Email: hello@theydons.com

www.theydons.com



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Arrange a viewing
020 8539 2009

Residing here:

This charming home first greets you via the inviting entrance hallway, which goes onto lead you into the roomy bay fronted living area, adorned with feature fireplace, perfect for creating a cosy backdrop to many a movie night in.

Just behind the living area is the second reception room of this home, which is currently being used as a formal dining area, great for when hosting family and friends for dinner parties or depending on your lifestyle needs would make a great playroom. There are also double doors to the rear leading out into the conservatory, allowing for an abundance of natural light to fill the space.

The kitchen is complete with sleek fitted wall and base units with work surface and tiled surround, along with integrated oven and hob, supplying you with the essentials to whip up your signature dishes in. The kitchen also has direct access out into the conservatory area, which provides you with a bright and airy space to enjoy reading your favourite novel.

To the first floor you will locate two double bedrooms and a good size third bedroom, perfect as a guest bedroom, home office or nursery. Lastly to the first floor you will find the roomy bathroom suite, which also has the added convenience of an additional shower cubicle.

Externally: This home boasts access into an easy to maintain rear garden, a lovely outdoor space to be enjoyed come rain or shine, and a place to host them all important BBQ's with your nearest and dearest.

In addition:

Great access to main shopping areas & local amenities

Close to transport links including Central Line tube

Road links incl. A12, A406 & M11

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

Council Tax Band: D







Lounge
13'9 x 11'9

Dining Room
11'10 x 11'7

Fitted Kitchen
8' x 7'5

Conservatory
18'1 x 7'7

Main Bedroom
13'9 x 10'4

Bedroom Two
11'8 x 10'

Bedroom Three
9'6 x 7'7

First Floor Bathroom Suite / Shower

Rear Garden
21'8 x 18'10

