

MATT LEITCH
exp



Ashville Road, E11

Guide Price
£685,000 - £725,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

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A wonderful opportunity to create an ideal family home from this spacious three-bedroom, bay fronted Victorian terraced house, located on a pretty and quite residential turning.

Located close to Leyton's vibrant Francis Road, home to an eclectic mix of cafés, restaurants and independent retailers and boasting a generous 1200 Sq ft of living space.

The ground floor entrance hallway leads to a well-proportioned through-reception room, with direct access to the garden.

The rear of the property provides a generous, modern fitted kitchen/ dining room with marble work tops, windows to the side aspect, providing amazing natural light, integrated appliances and access to the rear garden.

Upstairs, features three double bedrooms, each offering distinct possibilities for personalising each room, alongside a contemporary family bathroom.

In addition, the house features a cellar (accessed from the hallway), offering excellent additional storage space.

Externally, the property benefits from a secluded south west facing garden, providing a sunny and peaceful retreat.







This traditional period freehold house would benefit from some refurbishment and redecoration, however, the property currently provides excellent living space in all principal rooms, in a very popular location.

The area around Ashville Road, situated in the vibrant Leytonstone and Francis Road neighbourhood, offers a perfect blend of rapid transport links and independent local culture.

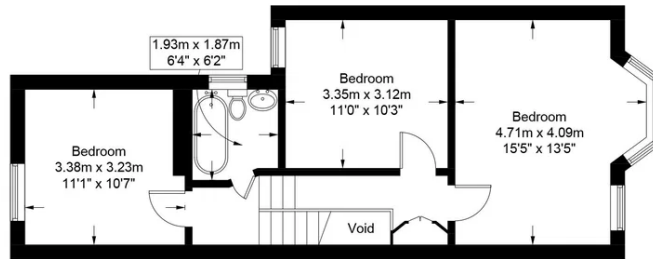
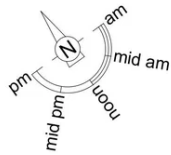
The property is exceptionally well-connected, offering both London Underground and Overground services from both Leyton and Leytonstone, (within walking distance), enabling quick travel to Stratford, Liverpool Street, and the West End.

FOR ALL ENQUIRIES QUOTE REF: ML-1247

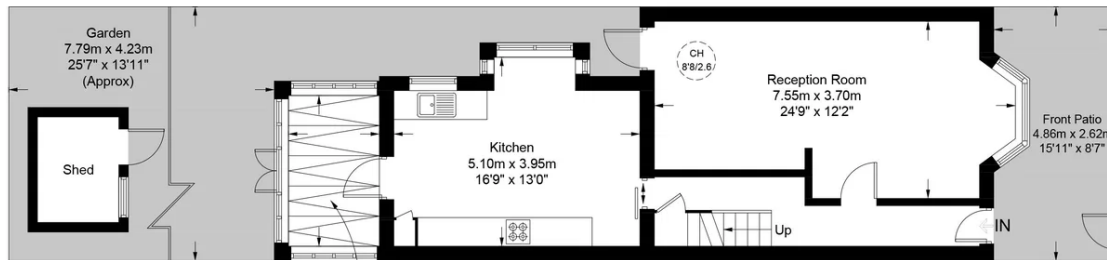


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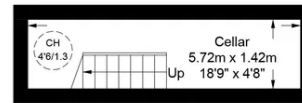
Approximate Gross Internal Area = 1264 sq ft / 117.4 sq m



First Floor



Ground Floor



Basement



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified Property Measurer

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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