

RICHMOND ROAD



LEYTONSTONE, E11

Theydons.

HOME STORY



This beautifully presented three-bedroom terraced home enjoys a prime position on a sought-after residential turning, just a short stroll from the ever-popular Francis Road. Here, a vibrant mix of independent cafés, restaurants and boutique shops creates a welcoming neighbourhood feel, perfect for relaxed weekends and leisurely evenings.

High Road Leytonstone is also within easy reach, offering a wide range of everyday amenities, from well-known supermarkets including an M&S Foodhall, Tesco superstore and Aldi, to a variety of places to eat and unwind.

Excellent transport links are close by, with Leytonstone Central Line station and a network of bus and cycle routes providing convenient access across the City and beyond.

For those moments when you want to connect with nature, the expansive green spaces of Wanstead Flats and Epping Forest are nearby, offering the ideal setting for weekend walks and a breath of fresh air.



THE STORY CONTINUES...



Excellent access to main shopping areas and local amenities

Within easy reach of popular local spots including Unity Café and Heathcote & Star

Convenient transport links, including Leytonstone Central Line station

Road connections via the A12, A406 and M11

Direct access into Westfield Stratford City, Queen Elizabeth Olympic Park and East Village





THE ENTRANCE
HALLWAY, SETS THE
TONE FOR THE
WARMTH AND
CHARACTER THIS
HOME EXUDES

RESIDING HERE



A Practical & Stylish Kitchen

The fitted kitchen combines style and functionality, with a range of wall and base units, generous work surfaces, and a chic tiled surround. An integrated oven and hob provide everything needed for everyday cooking or more elaborate meals. A door leading directly to the garden makes alfresco dining effortless during the warmer months.

Restful First Floor Retreats

Upstairs, the first floor reveals a spacious and well-appointed bathroom suite, an inviting place to unwind at the end of the day. To the middle sits a comfortable second bedroom with feature fireplace and views overlooking the garden, while at the front, the principal bedroom enjoys a bright bay window, a charming cast iron fireplace, and an abundance of natural light.



A Warm Welcome

Set behind a charming gated front garden, this inviting home greets you with a Victorian-style tiled pathway that leads gracefully to the front door. Step inside and you are welcomed by a bright and airy entrance hallway, setting the tone for the warmth and character this home exudes.

Elegant Living & Entertaining Spaces

From the hallway, you are drawn into a beautifully presented through-lounge. To the front, the living area is centred around an elegant feature fireplace, complemented by shelving within the chimney recesses—perfect for displaying books and treasured pieces. Flowing seamlessly to the rear, the dining area mirrors this charm with its own feature fireplace and offers direct access to both the garden and kitchen. Together, these spaces create a wonderfully sociable setting, ideal for relaxed evenings or hosting family and friends.

A Versatile Top Floor Haven

The second floor loft conversion offers a striking and versatile space, ideal as a third bedroom or a stylish home office. Bathed in natural light from two Velux windows and enhanced by a Juliette-style balcony overlooking the garden, this room feels both airy and inspiring. It further benefits from a walk-in wardrobe or storage area and a sleek shower room, adding a touch of luxury and convenience.

Outdoor Living

To the rear, a beautifully maintained private garden provides a tranquil and practical outdoor retreat. Predominantly paved, it offers an ideal setting for entertaining, relaxing, or enjoying sunny days. An outdoor WC adds further convenience—particularly useful when hosting gatherings or summer barbecues.

FINER DETAILS



Asking price £850,000

Council Tax Band: C

EPC Rating: C

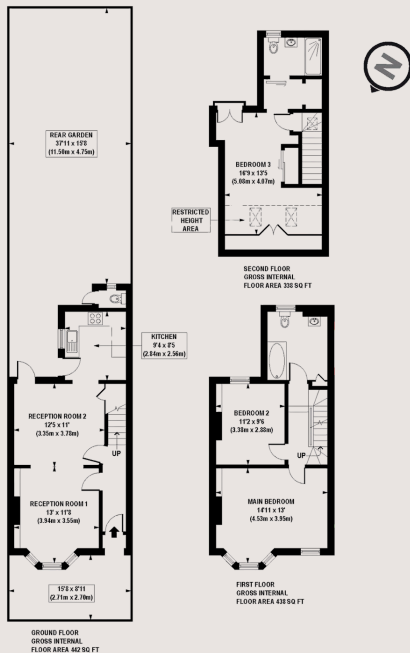




HOME FEATURES

- Beautifully presented three-bedroom terraced home
- Freehold
- Located on a sought after residential turning
- Gated front garden
- Inviting entrance hallway
- Spacious bay-fronted through-lounge
- Sleek fitted kitchen incl. integrated oven & hob
- Outdoor WC to garden
- Tranquil easy to maintain rear garden
- Two good size bedrooms to first floor
- Large first floor bathroom suite
- Third bedroom / loft conversion with shower room suite
- Walk-in dressing room / storage area to loft conversion
- Great access to local amenities & main shopping areas
- Close to transport links incl. Central Line tube
- Short stroll to the popular Francis Road area
- EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1218 sq. ft / 113.13 sq. m (including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 1137 sq. ft / 105.60 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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