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Cheneys Road, Leytonstone E11 Offers In Excess Of £625,000 Freehold

This beautifully presented three-bedroom home is superbly situated within a sought after turning with great access to High Road Leytonstone, which hosts an array of eateries, bars and Tesco superstore.

Both Leyton & Leytonstone Central Line tube stations both located within good access, helping to provide you with a convenient service into the City & West End. Popular Forest Gate Arches are within walking distance and showcase a range of independent eateries and amenities.



- Spacious bay-fronted living / dining area
- Fitted kitchen incl. oven & hob
- Main bedroom with fitted wardrobes spaces
- Attractive tiled bathroom suite
- Access to large loft store space
- Attractive rear garden
- Good access of both Leyton & Leytonstone tube stations
- Walking distance of High Road Leytonstone & local amenities
- Double glazing
- EPC Rating D

Arrange a viewing
020 3972 2001

Residing here:

This charming home warmly welcomes you into the beautifully spacious bay-fronted living / dining area, the perfect setting to enjoy the company of family and friends, or to enjoy that evening in catching up on your favourite series. The current owners have made excellent use of the back of the living area and have transformed the space into an engaging formal dining area, great for gathering round the table over a home cooked meal, there are also double doors leading out into the rear garden, helping to invite the outside in.

The living / dining area goes onto to lead seamlessly into the kitchen, which has been completed to include sleek fitted wall and base units, work surface with tiled surround, integrated oven and hob and access into the rear garden, ideal for when dining alfresco during the warmer months.

Upstairs and onto the first floor, you will locate a serene main bedroom adorned with chic fitted wardrobes spaces and fitted carpet, along the landing you will go onto find a further good size double bedroom, an attractive bathroom suite and a third bedroom, ideal as a home office or nursery, depending on your lifestyle needs.

There is also access up into a loft store space, located on the landing via a loft hatch and ladder.

Externally: This home boasts a great outdoor space with both laid to lawn and paved seating areas. (Garden photos taken during the Summer).

In addition:

Short stroll to the vast open fields of Wanstead Flats

Good access to High Road Leytonstone & Forest Gate Rail stations incl. The Elizabeth Line

Road links incl. A12, A406 & M11

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

Council Tax Band: C



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Living / Dining Room
25'1 into bay x 13'9

Fitted Kitchen
12'1 x 8'1

Bedroom One
13'10 into recess x 11'2

Bedroom Two
11' x 8'7

Bedroom Three (L-Shaped)
8'7 to door x 8'3

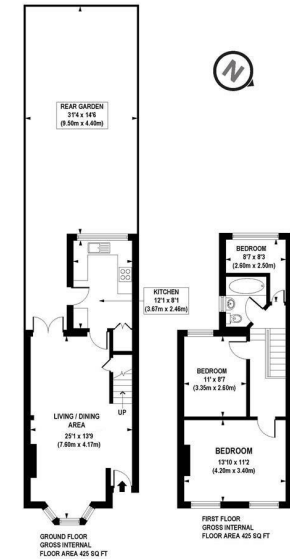
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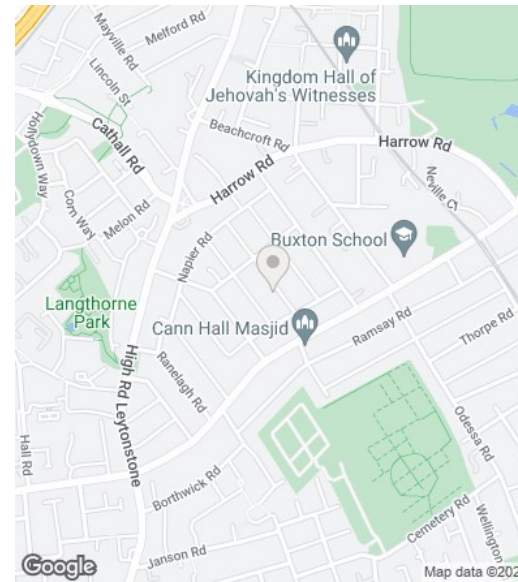
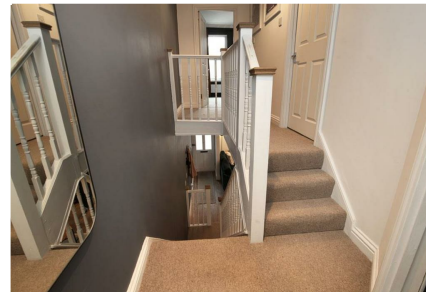
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APPROX. GROSS INTERNAL FLOOR AREA 850 sq. ft / 78.97 sq. m

Plan(s) is/are illustrative purposes only and is/are not to scale.
Every effort has been made to ensure the accuracy of the floorplan shown, however all measurements, dimensions, fittings and data shown are an approximate representation for illustrative purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Green	8.4	Very environmentally friendly - lower CO ₂ emissions	Green	8.4
102-120 kWh/m ²	A	8.4	102-120 g/kWh	A	8.4
91-101 kWh/m ²	B		91-101 g/kWh	B	
81-90 kWh/m ²	C		81-90 g/kWh	C	
71-80 kWh/m ²	D		71-80 g/kWh	D	
61-70 kWh/m ²	E		61-70 g/kWh	E	
51-60 kWh/m ²	F		51-60 g/kWh	F	
41-50 kWh/m ²	G		41-50 g/kWh	G	
Not energy efficient - higher running costs	England & Wales	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions	England & Wales	EU Directive 2002/91/EC

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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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