

# Theydons.



Morley Road, Leyton E10

Price £800,000 Freehold

Offered chain free, this stunning three-bedroom terraced home is superbly located just moments from the popular pedestrianised Francis Road area, which hosts a variety of independent eateries and boutique shopping.

Within good access of both Leyton & Leytonstone Central Line tube stations, offering direct routes into the City & West End. Within easy walking distance of Leyton Midland overground station.



- Stunning three bedroom terraced home
- Offered chain free
- Off sought after Francis Road
- Bay-fronted sitting room incl. feature cast iron fireplace
- Impressive open-plan living / fitted kitchen / diner
- First floor bathroom suite
- Attractive garden with paved patio to rear of kitchen
- Good access of both Leyton & Leytonstone tube stations
- Short stroll to Leyton Midland station
- Ground floor utility / cloakroom / WC

Arrange a viewing  
020 3972 2001

#### Residing here:

This charming home welcomes you in via an enchanting tiled footpath leading to the front door and into the inviting entrance hallway, easy accessible under stairs storage and a utility / cloakroom/WC to the rear of the hall. The bright bay-fronted sitting room will be your first point of call and is adorned with feature cast iron fireplace and wooden shutter blinds, creating the perfect environment to get cosy in and catch up on your favourite TV series.

At the heart of this home, behind the sitting room, is the impressive open plan living / fitted kitchen/diner. You will first walk into the living area, where you can watch TV or just relax while waiting for your favorite meal to be prepared. Then it's straight through into the bright and airy kitchen, which has been completed to a high standard by the current owners, this includes, sleek fitted wall and base units, integrated appliances and large island / breakfast bar with built-in sink, a great spot within this home to enjoy that morning cup of coffee. The kitchen then leads you seamlessly into the dining area, which has tri-folding doors to the rear leading out into the garden, helping to invite the outside in and filling the space with an abundance of light. We're sure this open living / kitchen diner will fast become your favourite spot within this home to gather with family and friends.

Upstairs and onto the first floor you will locate a roomy bay-fronted main bedroom, two further good size double bedrooms and a vibrant bathroom suite, all set upon a split-level landing.

Externally: The garden boasts both a laid to lawn area and good size patio area, creating the ideal spot during the warmer months to dine alfresco. To the rear of the garden is the storage shed.

#### In addition:

Good access to Leyton Midland Road Rail station

Close to main shopping areas & High Street shopping

Short stroll to the popular pedestrianised Francis Road area

Walking distance to the Iconic Leyton County Cricket Grounds

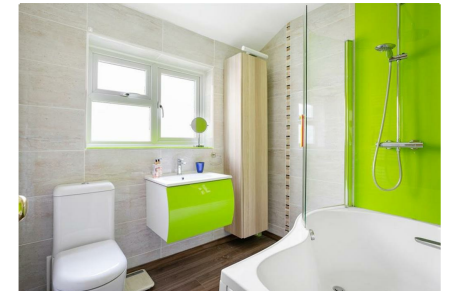
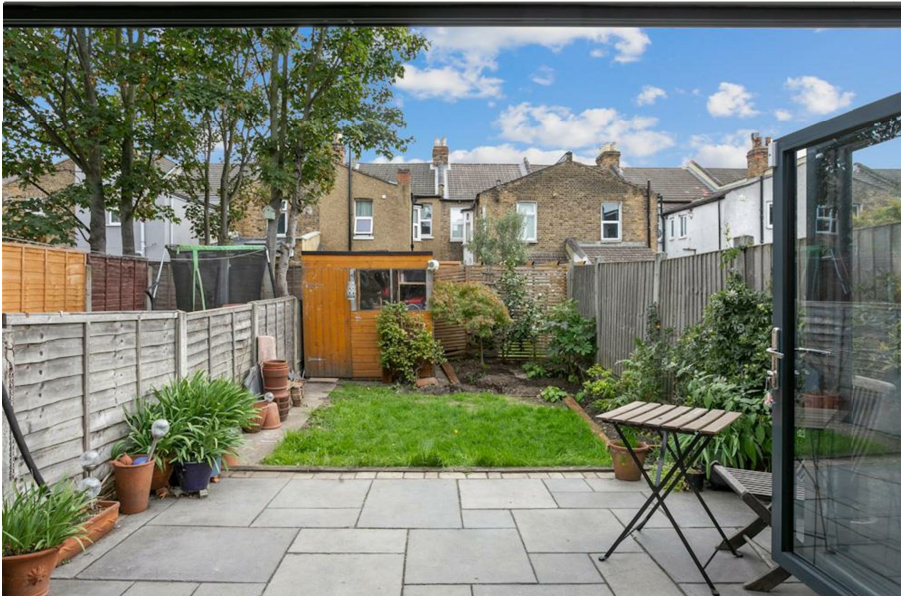
Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Road links incl. A12, A406 & M11

Council Tax Band: C



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Lounge  
12'10 into bay x 10'7 into recess

L-Shaped Fitted Kitchen/Diner  
38'11 x 13'6

Bedroom One  
14' into bay x 12'11 into recess

Bedroom Two  
11'2 x 8'8

Bedroom Three  
9'4 x 9'4

Rear Garden  
29'2 x 14'9

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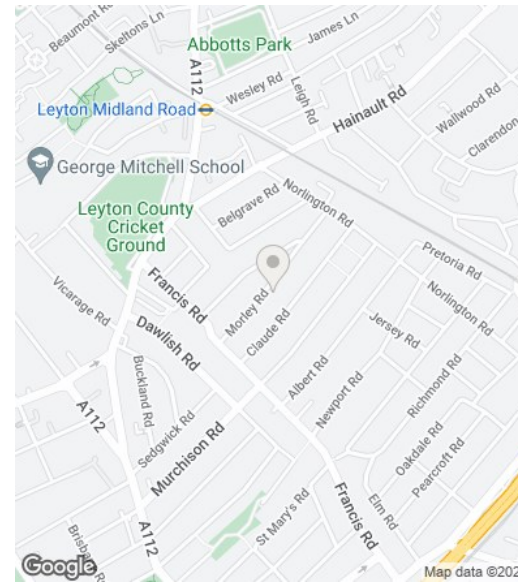
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APPROX. GROSS INTERNAL AREA FLOOR 1207 sq. ft / 112.12 sq. m

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, dimensions, fittings and data shown are an approximate representation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>A</b>	(82-91) <b>A</b>	(1-10) <b>A</b>	(1-10) <b>A</b>
(69-80) <b>B</b>	(69-80) <b>B</b>	(11-15) <b>B</b>	(11-15) <b>B</b>
(55-68) <b>C</b>	(55-68) <b>C</b>	(16-20) <b>C</b>	(16-20) <b>C</b>
(39-54) <b>D</b>	(39-54) <b>D</b>	(21-25) <b>D</b>	(21-25) <b>D</b>
(29-38) <b>E</b>	(29-38) <b>E</b>	(26-30) <b>E</b>	(26-30) <b>E</b>
(15-28) <b>F</b>	(15-28) <b>F</b>	(31-35) <b>F</b>	(31-35) <b>F</b>
(1-14) <b>G</b>	(1-14) <b>G</b>	(36-40) <b>G</b>	(36-40) <b>G</b>
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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20 Church Lane, Leytonstone, London, E11 1HG  
Tel: 020 3972 2001 | Email: hello@theydons.com  
www.theydons.com



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