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Dyers Hall Road, Leytonstone E11 Price £900,000 Freehold

This beautifully designed four-bedroom family home with stunning open-plan kitchen / dining area with large folding doors overlooking the well-maintained garden, is superbly located within easy walking distance of Leytonstone Central Line tube and High Road Rail stations, providing convenient services into the City & West End. This home is also situated within great access of local amenities and main shopping areas.

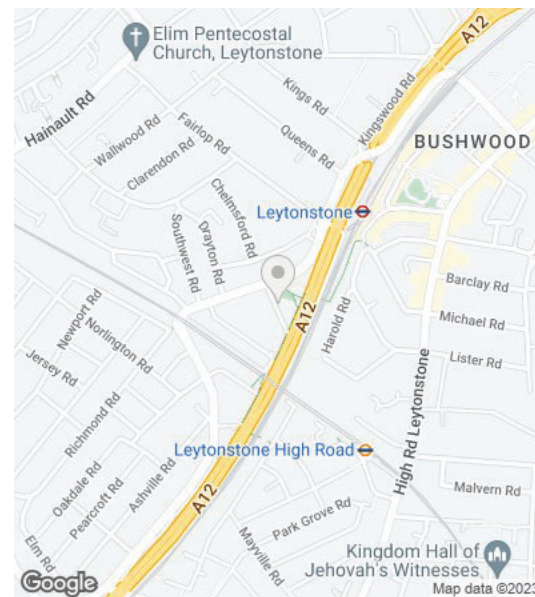


- Bay-fronted living room
- Striking open-plan living / dining area
- Sleek fitted kitchen incl. integrated appliances
- Ground floor utility with separate WC and storage
- En-suite shower rooms to two bedrooms
- Attractive first floor bathroom suite
- Access to good size cellar
- Well-maintained rear garden
- Short stroll to Leytonstone tube station
- Sideway access

Arrange a viewing
020 3972 2001



TOTAL FLOOR AREA: 1697 sq.ft. (157.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (A)	84	Very environmentally friendly - lower CO ₂ emissions 82 (A)	
81-81 (B)		81-81 (B)	
80-80 (C)		80-80 (C)	
79-79 (D)		79-79 (D)	
78-78 (E)		78-78 (E)	
77-77 (F)		77-77 (F)	
76-76 (G)		76-76 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

(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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Comprising:

This charming home welcomes you in via gated front garden and Victorian style tiled footpath leading you to your front door and into the inviting entrance hallway.
To the front of the property is the beautiful bay-fronted living area, providing you with a cosy space to sit back and enjoy your favourite tv series.

Working your way along the hallway you will next arrive at the heart of every home, the kitchen, and this home certainly doesn't disappoint.

Walking into the large kitchen / dining area you are instantly greeted by an abundance of light; this is provided by the large doors enveloping the space and helping to bring the outside in. The kitchen has been completed to include sleek fitted wall and base units, work surface with chic tiled surround and seamless integrated appliances, all making for the most perfect spot to cook up your signature dishes. This space is also large enough to accommodate a living area to the rear and will fast become your favourite place to entertain family and friends, especially during the warmer months when the doors can be opened, and alfresco dining becomes a key feature.

Also located to the ground floor is the very useful utility area with separate WC, there is also plenty of space to neatly store away your coats and shoes.

Upstairs and onto the first floor of this home you will locate an elegant bay-fronted double bedroom adorned with ample fitted wardrobe space and convenient en-suite shower room. Moving along the first floor landing you will also find the spacious attractive bathroom suite and second good size double bedroom. Also, to the first floor landing there are stairs taking you up to the second floor loft conversion, housing a beautifully bright main bedroom with Juliette style balcony and en-suite shower room, and lastly a second good sized double bedroom.

Externally: This home boasts a beautifully maintained rear garden with both paved seating and laid to lawn areas, providing the kitchen / diner with a serene backdrop and a great outdoor space to enjoy the warmer months in.

In addition:

Walking distance of local amenities and eateries

Great access to the popular pedestrianised Francis Road area

Road links incl. A12, A40 & M11

Good access to the vast open fields of Wanstead Flats

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

- Council Tax Band: B



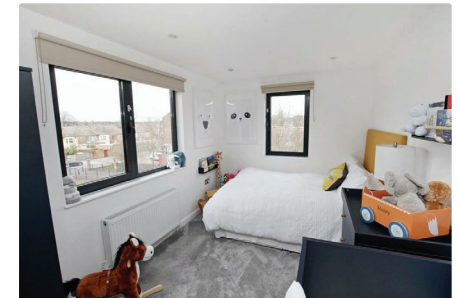
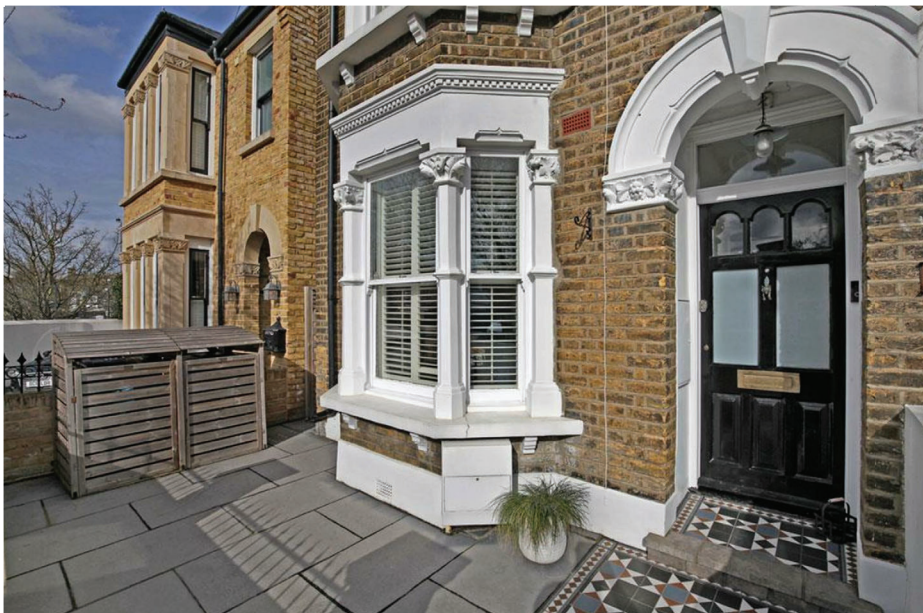
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Lounge
12'7 x 11'4

Utility Room
9'9 x 4'10

Kitchen Diner / Living Area
21'5 x 14'11

Bedroom One
14'11 into wardrobe x 12'9 into bay

Ensuite Shower/ WC

Bathroom/WC
9'5 x 7'3

Bedroom Two
11'5 x 11'5

Bedroom Three
16'5 x 11'8

Ensuite Shower / WC

Bedroom Four
13'4 x 8'6

Triangular Side Garden
approx 27'7 x 21'8

Triangular Rear Garden
approx 25'5 x 21'

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