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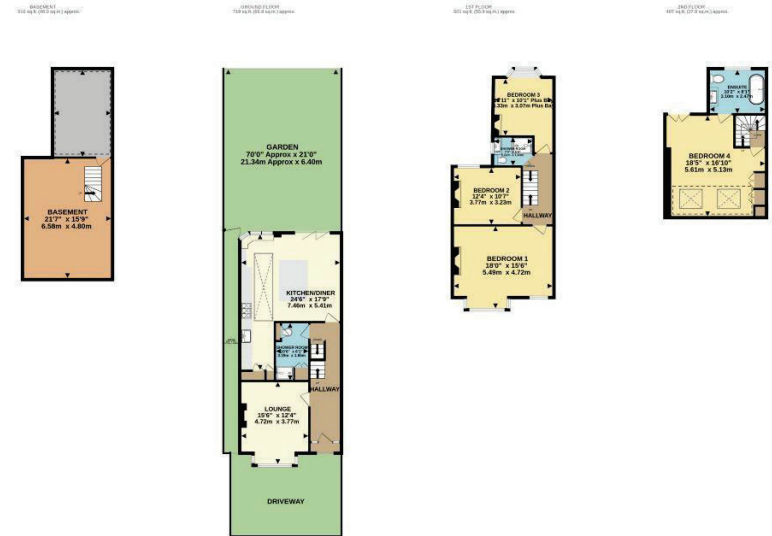
Fillebrook Road, Upper Leytonstone E11 Price £875,000 Freehold

This stunning four-bedroom end-of-terrace family home with beautifully landscaped rear garden and driveway to the front offering off-street parking is superbly situated within the sought after Upper Leytonstone area within a quiet cul-de-sac turning, just a short walk from Leytonstone Central Line tube station, offering a convenient service into the City & West End, yet within great access of the main shopping area and Tesco superstore.

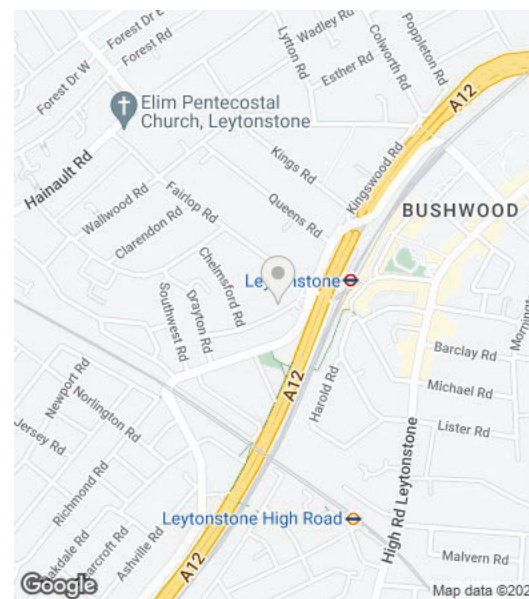
- Situated within a quiet cul-de-sac turning
- Large driveway to front
- Huge basement with heating & lighting
- Stunning fitted kitchen / diner incl. integrated appliances
- Three shower / bathrooms
- Beautifully landscaped rear garden
- Four good size bedrooms
- Short walk to Leytonstone Central line tube station
- Great access to main shopping area & local amenities



Arrange a viewing
020 3972 2001



TOTAL FLOOR AREA: 2244 sq ft (208.4 sqm) approx.
While every effort 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 misstatement. 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 is given as to their operability or efficiency. See the plans.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 102 plus A	
81-91 B		91-101 B	
69-80 C		80-90 C	
55-68 D		69-79 D	
45-54 E		58-68 E	
35-44 F		47-57 F	
2-34 G		36-46 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"

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 3972 2001 | Email: hello@theydons.com

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Residing here:

This charming home firstly greets you via the large driveway, providing off-street parking, which is very desirable within this area. Once through the front door and into the bright entrance hallway, you will find yourself in the spacious bay-fronted living area, a lovely space to gather round with family, get cosy and watch your favourite film or series.

Just behind the living area is the stylish ground floor shower room suite, a sleek space and very conveniently located, especially if you are hosting guests.

The heart of every home is the kitchen, and this home certainly doesn't disappoint! With elegant, fitted wall and base units, sleek integrated appliances, chic mirrored tiled surround and eye-catching breakfast bar, this space will fast become your favourite place to host family and friends for dinner parties, and with the tri-folding doors to the rear leading out into the garden, BBQ's round yours will be a must! There is also a large skylight window to the roof allowing for an abundance of light to fill the space.

Upstairs and onto the first floor you will locate the sizeable main bedroom with bay window and beautiful feature cast iron fireplace. The first floor goes onto offer two further good size double bedrooms, also adorned with feature cast iron fireplaces. Then lastly you will find the second shower room suite that this home hosts.

Stairs will go onto to take you up to the second-floor loft conversion, housing a bright and airy bedroom with access to a beautifully finished bathroom suite, providing the perfect place to unwind in after a long day.

Externally: This property boasts a lovely, landscaped rear garden with paved seating area and path leading to a large studio / shed to the rear of the garden. There is also a laid to lawn area with shrub borders a plenty. The ideal backdrop to enjoy many a sunny or rainy day.

In addition:

Short stroll to local amenities incl. Filly Brook eatery / bar, The Heathcote & Star pub, Unity Café and Jo & Kesi boutique, which showcases a curated range of interior and lifestyle picks from local and emerging designers

Good access to the beautiful Hollow Ponds & Epping Forest

Road links incl. A12, A406 & M11

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

Council Tax Band: D



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Lounge
15'6 x 12'4

Ground Floor Shower Room/WC

L Shaped Fitted Kitchen/Diner
24'6 x 17'9

Bedroom One
18' x 15'6

Bedroom Two
12'4 x 10'7

First Floor Shower Room/WC

Bedroom Three
11' x 10'1

Bedroom Four
18'5 x 16'10

En-Suite Bathroom/WC
10'2 x 8'1

Rear Garden
approx 70' x 21'

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