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Richmond Road, Leytonstone E11 Guide Price £750,000 Freehold

Guide price £750,000 -£775,000. Offered chain free and nestled within a sought-after residential turning, just a short stroll away from the popular pedestrianised Francis Road Area, which hosts an array of independent boutiques and eateries, is this beautifully presented three-bedroom double-bayed terraced home. Transport links including Central Line tube and Overground stations are located with good access, helping to provide a convenient service into the City & West End, alongside main shopping areas and local amenities within walking distances.



- Beautifully presented three bedroom terraced house
- Offered chain free
- Situated within a sought after residential turning
- Spacious bay-fronted living area
- Ground floor shower room suite
- Sleek fitted kitchen incl. integrated appliances
- Three good size bedrooms
- Attractive first floor bathroom suite
- Easy to maintain mainly paved rear garden
- Great access to transport links incl. Central Line tube

Arrange a viewing
020 3972 2001

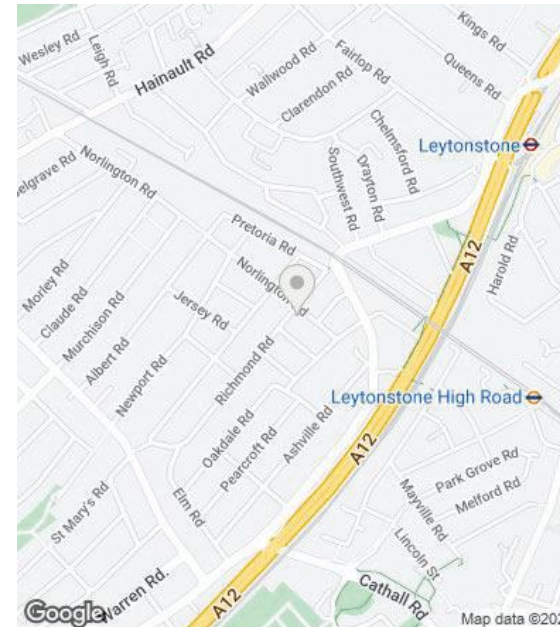
GROUNDED FLOOR
461 sq ft (42.7 sq m) approx.



1ST FLOOR
470 sq ft (43.7 sq m) approx.



TOTAL FLOOR AREA: 931 sq ft (86.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, walls and other items are approximate and do not necessarily conform to any one particular standard. The plan is for illustrative purposes only and should not be used as a guarantee of any kind. Measurements are given to the nearest millimetre.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)	84	Very environmentally friendly - lower CO ₂ emissions 82-91 (A)	
79-81 (B)		81-81 (B)	
69-80 (C)	67	69-80 (C)	
55-68 (D)		55-68 (D)	
39-54 (E)		39-54 (E)	
21-38 (F)		21-38 (F)	
1-20 (G)		1-20 (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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Residing here:

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Comprising: This elegant home first greets you via the gated front garden, leading you to your cheerful front door and on into the entrance lobby and bright hallway. The bay-fronted living area provides this home with a spacious area to sit back, relax and catch up on your favourite tv-series.

To the ground floor there is also a convenient shower room suite, ideal for when hosting guests.

To the rear of the property, you will locate the heart of every home, the kitchen, and this kitchen / diner, certainly doesn't disappoint. Adorned with sleek fitted wall and base units, integrated appliances, and bay window to the side, allows for an abundance of light to fill the space. There is also access into the garden via the kitchen, great for when dining alfresco during the warmer months.

Upstairs and onto the first floor you will find the bright & airy bay-fronted main bedroom with feature fireplace, then a further two good size double bedrooms and an attractive bathroom suite, the perfect spot to unwind in after a long day.

Externally: This home boasts an easy to maintain, mainly paved rear garden with shrub borders, providing the ideal backdrop to enjoy many a BBQ, when the sun is shining.

In addition:

Short stroll to the popular pedestrianised Francis Road Area

Walking distance to local amenities & eateries, including Heathcote & Star pub, Unity Café, Arch Deli, Jo & Kesi Boutique, supporting artist & Maker in Leytonstone.

Road links incl. A12, A406 & M11

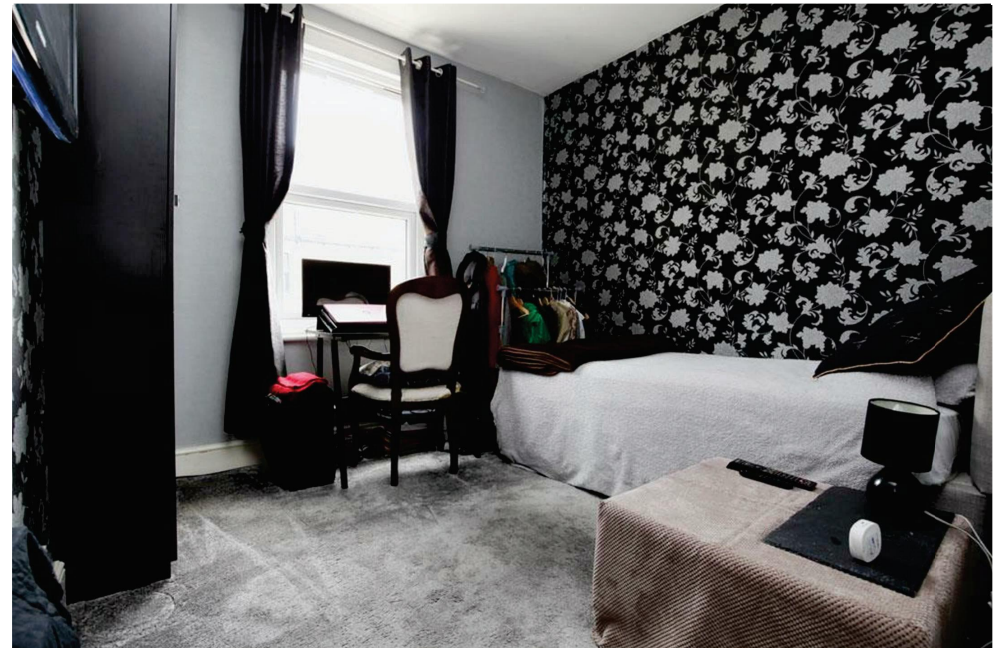
Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Council Tax Band: C



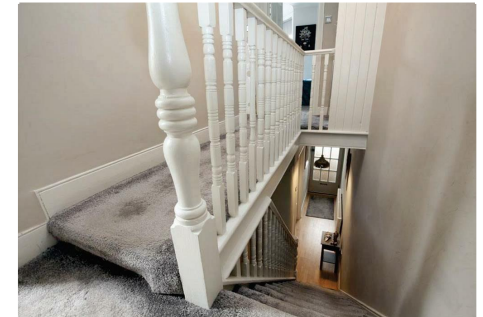
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Front of Lounge
13'9 into bay x 11'3

Rear of Lounge
9'4 x 6'8

Ground Floor Shower Room Suite

Fitted Kitchen/Diner
15' x 12'5

Bedroom One
14'10 x 13'9 into bay

Bedroom Two
10'9 x 9'3

Bedroom Three
10'6 x 9'

First Floor Bathroom Suite
5'9 x 5'7

Rear Garden
30' x 16'8

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