



Napier Road, Leytonstone E11 Price £650,000 Freehold

This beautifully presented three bedroom terraced home is superbly situated within easy walking distance of High Road Leytonstone, which offers a range of eateries, bars and shopping, yet within good access of transport links including both Leyton & Leytonstone Central Line tube station. With the vast open fields of Wanstead Flats also located just a short stroll away.

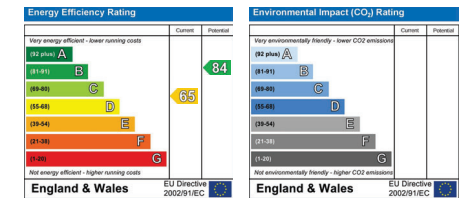
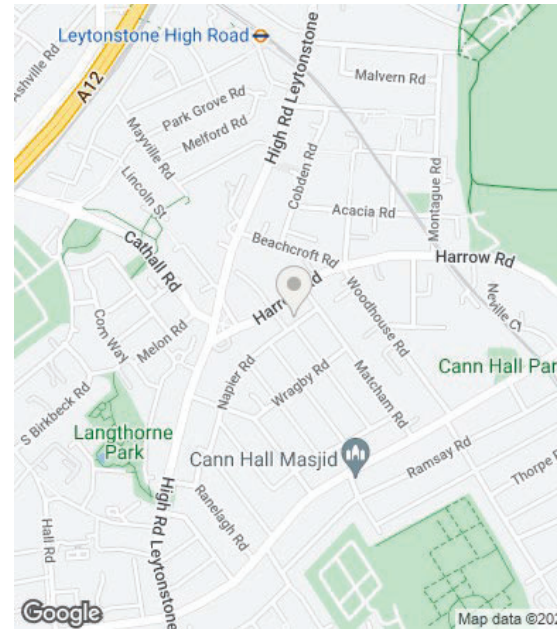
- Beautifully presented three bedroom terraced home
- Chain free
- Spacious bay-fronted through-lounge incl. feature fireplace
- Fitted kitchen incl. appliances
- Sleek ground floor bathroom suite
- Stunning bedroom to second floor / loft conversion
- Landscaped garden with shed
- Good access to Leyton Central Line tube station
- Charming en-suite shower room to third bedroom
- Gas central heating



Arrange a viewing
020 3972 2001



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
*While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and are responsibility taken by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their operation or efficiency at the time.
Made with: Metageni CO2D



(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

www.theydons.com





Residing here:

This beautifully presented and home hosting an array of enchanting features welcomes you in via the inviting entrance hallway, leading you into the spacious reception room. Adorned with bright bay window to the front, chic fitted storage to the chimney recesses, wooden flooring and eye-catching feature fireplace, this reception room opens up to create the ideal space for you to sit back, relax and catch up on your favourite series.

Unleash the inner chef within you with this lovely kitchen area. Fitted wall and base units provide you with ample storage and are surrounded by charming tiles, helping to inject some colour and character into the space. There is also a large butler style sink and integrated appliances, including oven & hob, providing you with all the essentials to whip up your signature dishes.

A door to the rear of the kitchen goes on to lead you into the attractive bathroom suite, the perfect space to unwind in with a soak in the bath tub.

Upstairs and onto the first floor there are two good size bedrooms with the main bedroom equipped with fitted wardrobes to help neatly store away all of your clothing and accessories.

A further flight of stairs to the first floor landing will go onto take you up to the second floor loft conversion, housing another good size double bedroom with convenient eaves storage and access into a splendid en-suite shower room.

Externally: A lovely outdoor space to enjoy the warmer months, this homes rear garden provides you with an easy to maintain garden with large patio seating area, great for hosting BBQ's.

(Photos taken before existing tenancy)

In addition:

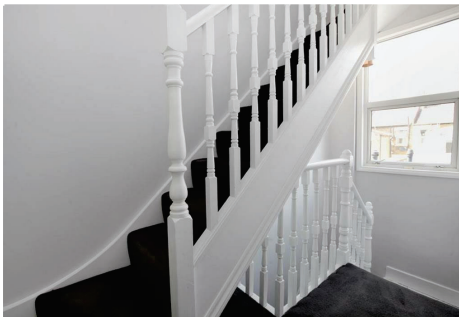
Easy walking distance to the vast open fields of Wanstead Flats

Good access to Leytonstone High Road Rail station

Road links incl. A12, A406 & M11

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

Council Tax Band: B



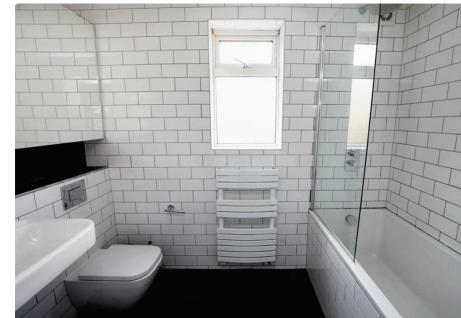
Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons



Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons



Reception
22'8 plus bay x 10'8

Fitted Kitchen
11'11 x 8'6

Ground Floor Bathroom

Bedroom One
13'1 x 11'2

Bedroom Two
11'3 x 7'8

Bedroom Three (Loft Conversion)
15'11 x 9'6

En-Suite Shower Room

Rear Garden

Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons