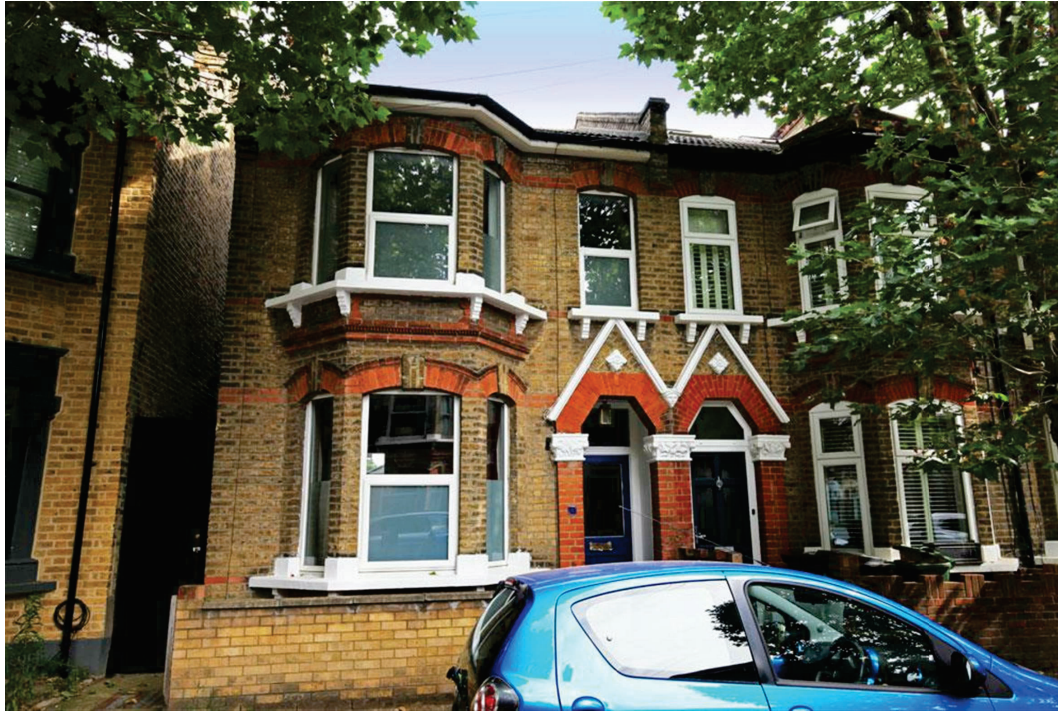


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Malvern Road, Leytonstone E11 Guide Price £750,000 Freehold

Guide Price of £750,000 - £775,000, Chain free, Fantastic, bright and spacious three-bedroom end-of-terrace Victorian home. Bordering the desirable Bushwood Area and located on a peaceful tree-lined street, with a lovely, well-maintained garden. A three minute approx. stroll from the wonderful open fields of Wanstead Flats and Epping forest.

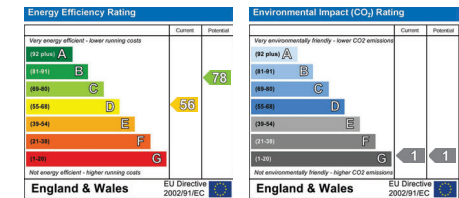
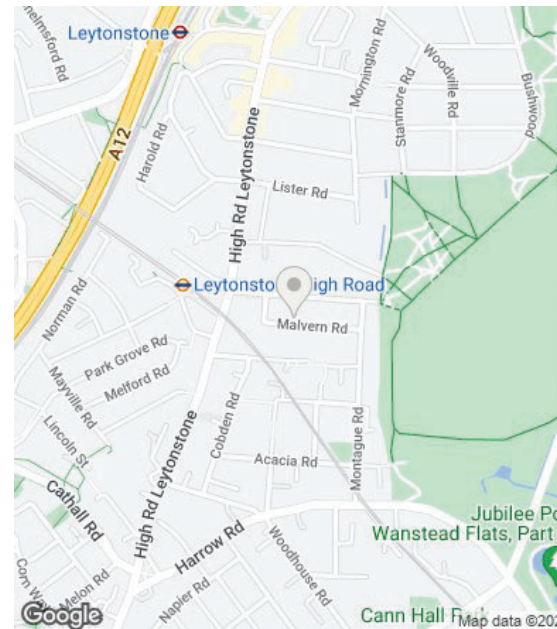


- Spacious three bedroom end of terrace house
- Offered chain free
- Bay fronted through-lounge
- Large fitted kitchen/ diner
- Three good size bedrooms
- Easy to maintain rear garden
- Attractive first floor bathroom suite
- Gas central heating
- Close to main shopping area hosting popular eateries & bars
- Good access to Leytonstone High Rd Overground station & Leytonstone Central Line tube

Arrange a viewing
020 3972 2001



TOTAL FLOOR AREA: 1111 sq.ft. (102.5 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and any other items are approximate and are responsible to them for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used to verify the prospective purchase. The layout, fixtures and appliances shown have not been tested and no guarantee is given regarding their operation or fit/finish on the ground.
 Made with Metage CAD22



(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

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Residing here:

Just a ten minute approx. walk to Leytonstone Central Line tube station, which offers easy access to The City and Central London, and five minutes approx. walk to Leytonstone High Road mainline station. Close to Leytonstone High Street, with its range of cafes, shops, bars and restaurants.

This elegant home greets you in via bright entrance hallway leading you into the spacious bay-fronted through-lounge, which has been adorned with beautiful feature cast iron working fireplace with decorative mantel, wood flooring, high ceilings and double doors to the rear leading you out into the rear garden, helping to invite the outside in.

The kitchen / diner is a charming space that is complete with bay window to the side, allowing for an abundance of light to fill the space. To the kitchen there are fitted wall and base units, wooden work surface with sleek tiled surround, integrated oven & hob and one and half bowled sink with picturesque view out and over the garden.

The kitchen also leads out onto the raised decked area, perfect for when dining alfresco during the warmer months.

Upstairs and onto the first floor you will locate three good size bedrooms and an attractive bathroom suite, the ideal setting to relax in after a long day. The main bedroom is a space of tranquility where you can lie in bed and look at the treetops.

Externally: This home boasts a well-maintained rear garden with greenhouse, shed, and outside toilet. The garden offers both decked and paved areas, laid to lawn section and convenient side access, all making for a lovely outdoor space to host BBQs and enjoy the sunshine.

In addition:

Walking distance to the vast open green spaces of Wanstead Flats

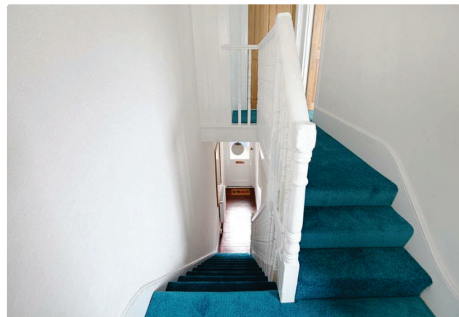
Easy walking distance to local amenities & cafes

Road links incl. A12, A406 & M11

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

14 Schools and Colleges rated either 'Outstanding or 'Good' by Ofsted located within a mile radius

Council Tax Band: C



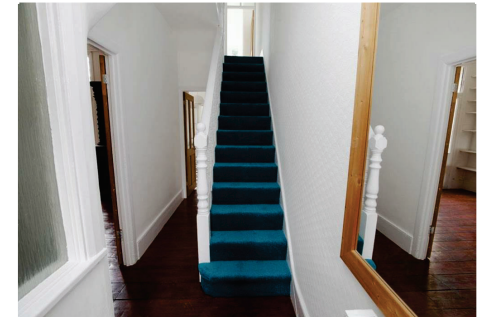
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Through Lounge
24'7 x 11'11

Fitted Kitchen/Diner
21'6 x 11'6

Bedroom One
15'8 x 13'1

Bedroom Two
11' x 10'4

Bedroom Three
12'2 x 9'5

First Floor Bathroom/WC
8'6 x 6'3

Rear Garden
30' x 19'11

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