



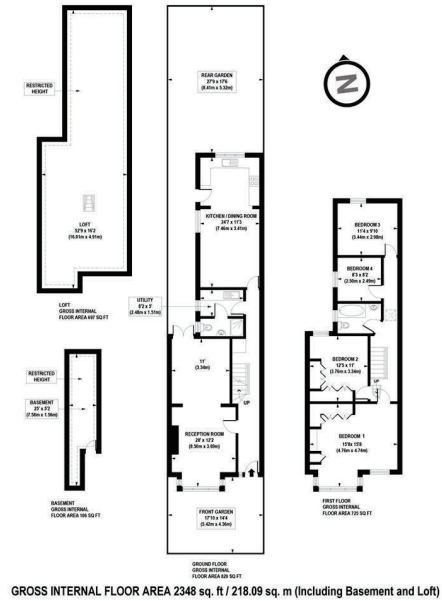
## Hartley Road, Bushwood Area E11 £965,000 Freehold

Nestled upon a sought after residential turning within the popular Bushwood area, is this spacious and well-presented four-bedroom terraced home, offering you a variety of open green spaces to enjoy on your doorstep, including the vast fields of Wanstead Flats and Jubilee Pond. Main shopping areas, local amenities and transport links, including Leytonstone Central Line tube station, helping to provide you with a convenient service into the City & beyond, are located within easy walking distance.

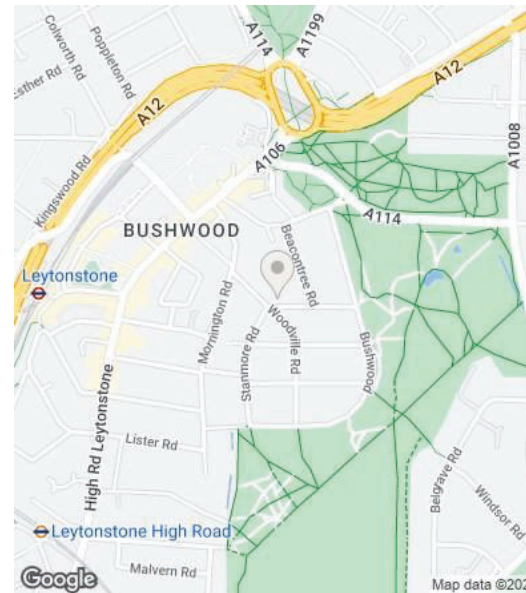


- Well-presented four bedroom terraced home
- Offered chain free
- Situated within the much sought after Bushwood Area
- Spacious bay-fronted through-lounge
- Ground floor utility / WC with shower
- Fitted kitchen incl. integrated appliances
- Short stroll to Epping Forest & Wanstead Flats
- Cellar
- Good size bedrooms
- Walking distance of Central Line tube station & shopping area

Arrange a viewing  
020 3972 2001



Provision to be illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-95) A		(82-91) A	
(81-91) B		(67-81) B	
(69-80) C		(55-66) C	
(55-68) D		(39-54) D	
(39-54) E		(29-38) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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.

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### Residing here:

The enchanting Victorian style tiled footpath and front garden will lead you to the front door and into the bright entrance hallway of this home, where you will initially be guided into the beautifully spacious bay-fronted through-lounge. The front of the lounge is a roomy bay-fronted space, adorned with feature fireplace, creating the perfect cosy backdrop for many a movie night in. To the rear of the lounge there is another living space with double doors leading out into the side garden, allowing for an abundance of light and air to fill the space. This area could also be used as a playroom, depending on your family's lifestyle needs.

The hallway goes onto a great utility room with ground floor cloakroom / WC with additional shower cubicle.

Working your way towards the kitchen you will first go through a lovely formal dining area, great for when hosting loved ones for dinner parties. The dining room leads seamlessly into the kitchen area, where the space is complete with fitted wall and base units, work surface with tiled surround, and integrated appliances, all making for the perfect kitchen to cook up your signature dishes. The kitchen also has access into the garden, convenient for when serving food alfresco during the warmer months.

To the first floor there is the large bay-fronted main bedroom with vast fitted wardrobe space, great for neatly storing away your clothing and accessories. The first floor goes on to offer a further three bedrooms, with the second also accommodating fitted wardrobe space and sleek bathroom suite, the place where you can unwind with a soak in the tub after a long day.

Externally: This home boasts a lovely mainly laid to lawn garden, a great outdoor space to enjoy your time.

### In addition:

Great potential and scope to extend into the loft (subject to relevant building regulations)

Short stroll to the open green spaces of Wanstead Flats & Ponds

Walking distance to main shopping areas, local amenities & transport links

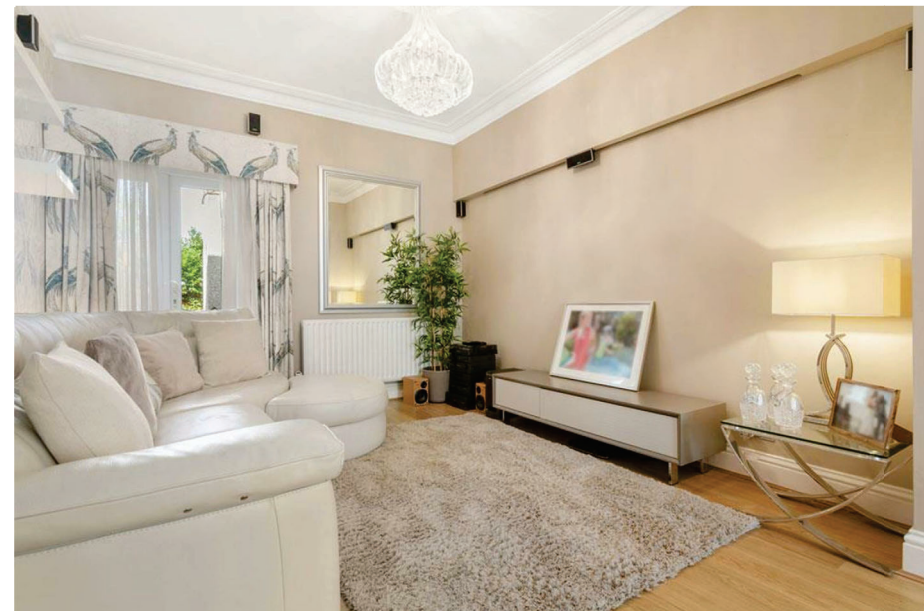
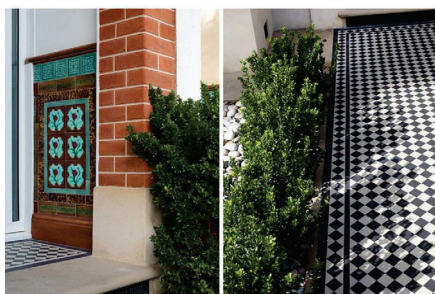
Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Road links incl. A12, A406 & M11

Freehold

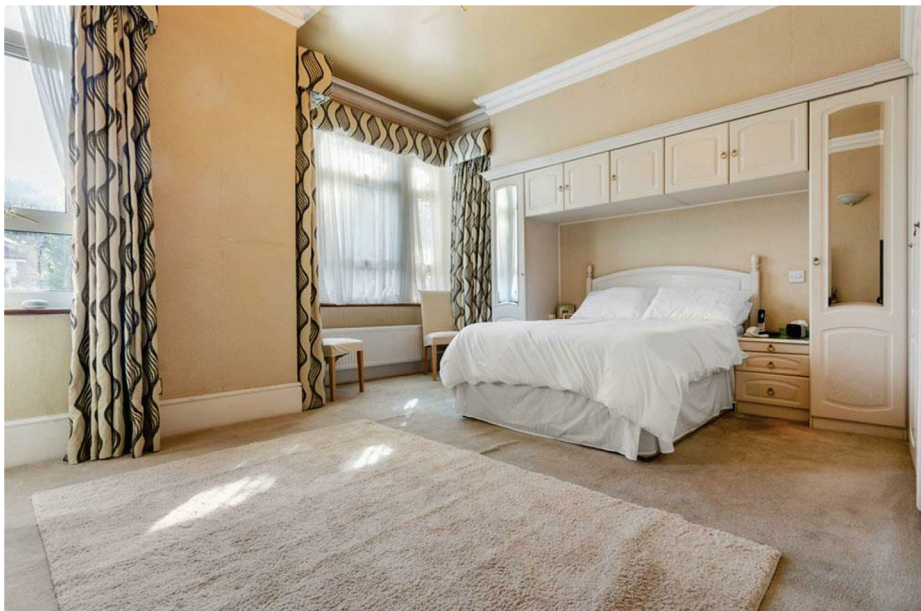
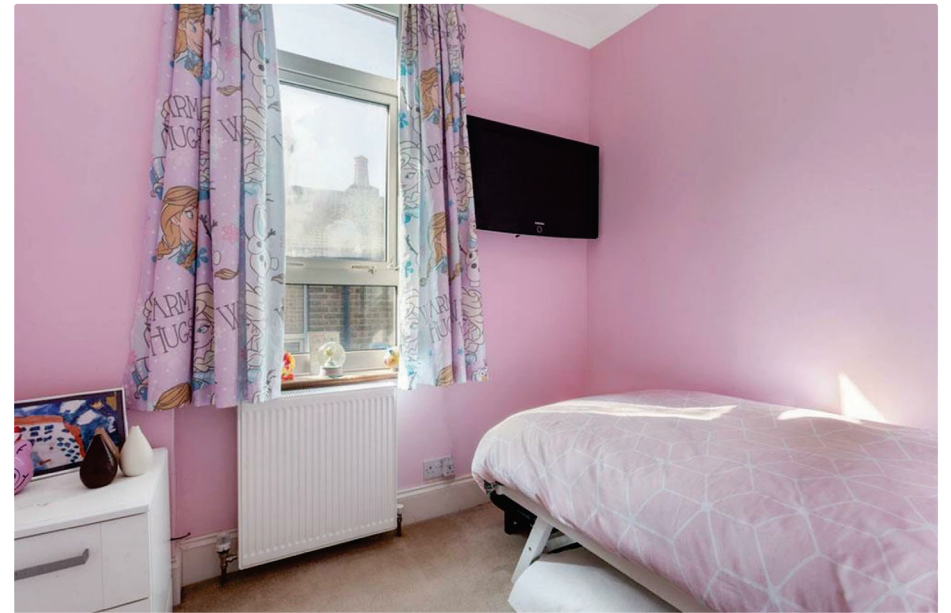
EPC to be confirmed

Council Tax Band: E



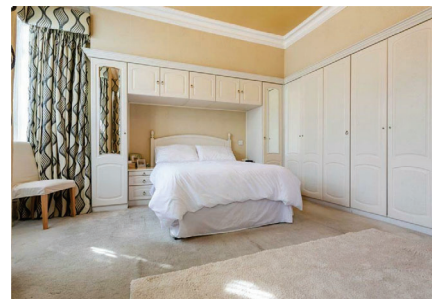
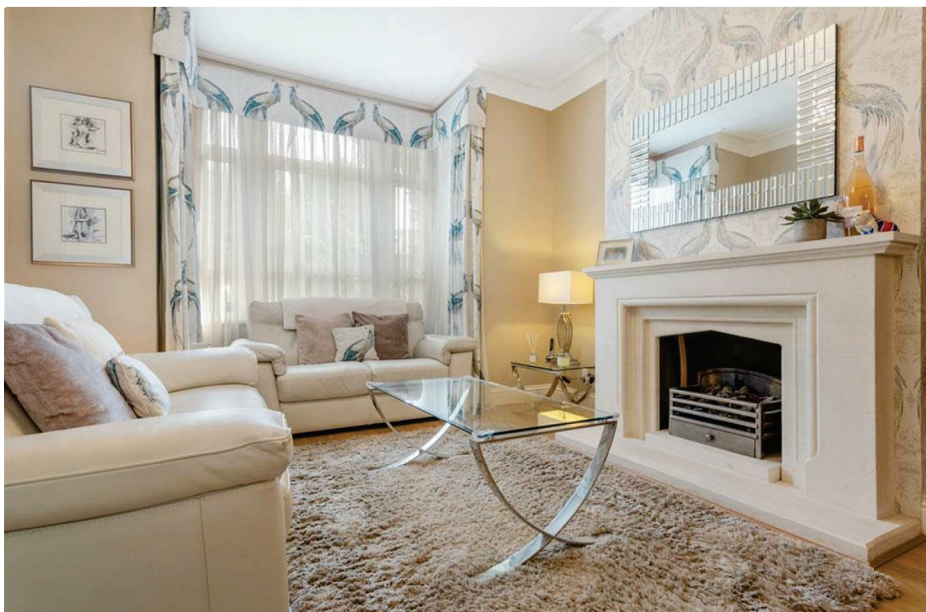
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Reception Room  
28' x 12'2 leading to 11'

Utility  
8'2 x 5'

Kitchen / Dining Room  
24'7 x 11'3

Ground floor WC with shower

Bedroom One  
15'8 x 15'8

Bedroom Two  
12'5 x 11'

First Floor Bathroom Suite

Bedroom Three  
11'4 x 9'10

Bedroom Four  
8'3 x 8'2

Rear Garden  
27'9 x 17'6

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