

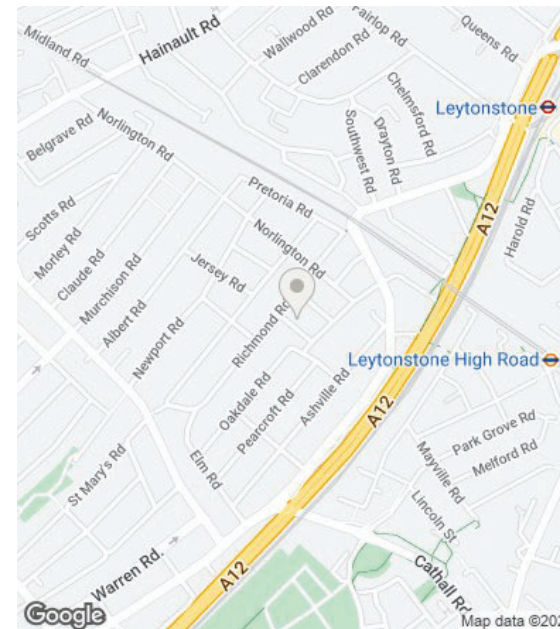
APPROX. GROSS INTERNAL FLOOR AREA 1272 sq. ft / 118.15 sq. m (Not Including Cellar)

Floorplan is for 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 representation for illustrative purposes only. Liability for errors, omissions or mis-statements through negligence or otherwise is hereby excluded.

Kimberley Road, Leytonstone E11 £775,000 Freehold

Beautifully presented and perfectly situated on an idyllic tree lined residential turning, is this bright & airy three bedroom terraced home, within easy walking distance to the popular pedestrianised Francis Road area, which offers an array of popular independent eateries and boutique shopping. Main shopping areas including both Leyton & Leytonstone are also located within great access and host a wide variety of eateries, bars and shops, including Tesco superstores. Transport links nearby include, both Leyton & Leytonstone Central Line tube stations, Leytonstone High Road Overground station, amongst a variety of bus and bike routes, taking you into the City & beyond.

- Beautifully presented three-bedroom terraced home
- Solid Oak hardwood flooring
- Entrance hallway with fitted coat closet
- Access to cellar
- Bay-fronted through-lounge incl. feature wood burner
- Ground floor shower room suite
- Large fitted kitchen / diner incl. integrated oven & hob
- First floor bathroom suite
- Easy to maintain rear garden
- Great access to transport links & main shopping areas



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)	85	Very environmentally friendly - lower CO ₂ emissions 82 plus (A)	
79-81 (B)		81-81 (B)	
74-78 (C)	64	80-80 (C)	
69-73 (D)		75-79 (D)	
64-68 (E)		70-74 (E)	
59-63 (F)		65-69 (F)	
54-58 (G)		60-64 (G)	
Not energy efficient - higher running costs 1-53		Not environmentally friendly - higher CO ₂ emissions 1-59	
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 purchaser's 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:

Greeted via the gated front garden with Victorian style footpath leading you to your front door and into the entrance hallway, with fitted coat closet, great for neatly storing away your shoes, jackets and winter accessories and solid Oak hardwood flooring, which also adorns the landing, living area, bedroom one and bedroom two. This home then goes onto offer a beautifully bright and spacious bay-fronted through-lounge with eye-catching feature wood burner, the perfect detail for creating those cosy movie nights in.

The large kitchen / diner provides you with a lovely backdrop to cook up and serve all your favourite dishes to friends and family. The kitchen / diner is complete with elegant fitted wall and base units, integrated appliances and a chic double bowl Butler style sink. The kitchen also provides access out into the rear garden, great for when dining alfresco. The ground floor also hosts a convenient shower room suite.

Onto the first floor you will locate the bright and airy bay-fronted main bedroom with feature fireplace, two further good size bedrooms and a sleek bathroom suite with ample fitted storage.

Externally: This property provides an easy to maintain mainly paved rear garden with established shrub borders, a lovely outdoor space to enjoy the warmer months.

In addition:

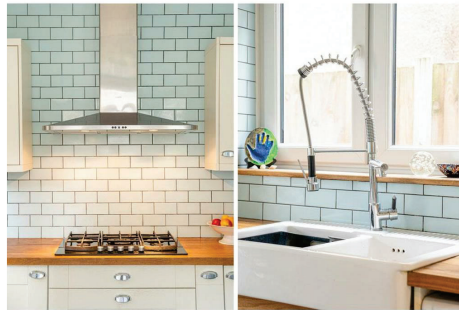
Short stroll to popular pedestrianised Francis Rd area

Great access to main shopping areas & local amenities

Road links incl. A12, A406 & M11

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

Council Tax Band: D



Note from owner:

"We have lived in the house for 7 beautiful years and would "lift and drop" if we could take it with us. It is a very bright and airy house and we will miss the cosiness the wood burner added to the lounge in the winter months. The road is quiet and has a great community spirit with good schools in short walking distance. The area has plenty on offer – from pubs, restaurants and cafés to vast green spaces such as Hollow Ponds, Epping Forest, the Flats, Wanstead Park, Hackney Marshes, Queen Elizabeth Olympic Park...just to name a few. The transport links are excellent for central London, Canary Wharf, London City Airport and also Heathrow Airport – thanks to the new Elizabeth Line."

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Reception Room
26' x 11'7 leading to 8'8

Ground Floor Shower Rom Suite

Fitted Kitchen/Diner
19'1 x 11'1

Bedroom One
15'6 x 14'

Bedroom Two
11'6 x 9'9

Bedroom Three
11' x 10'7

First Floor Bathroom Suite

Rear garden
22'9 x 16'1

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