



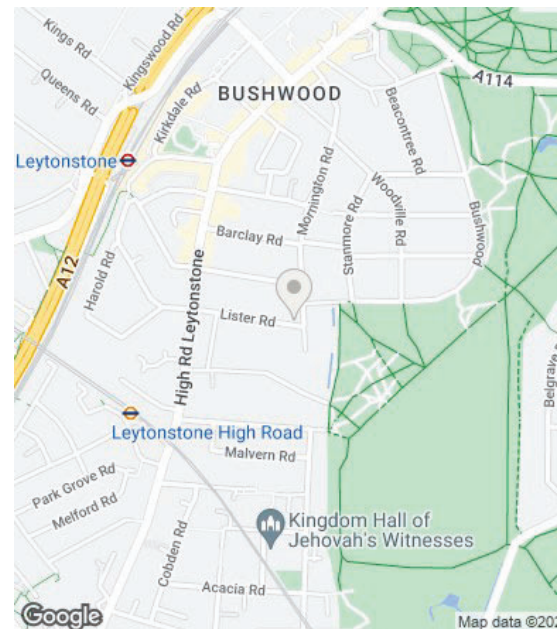
Lister Road, Bushwood Area E11

Price Guide £450,000 Leasehold - Share of Freehold

Price guide: £450,000 - £465,000. Adorned with high ceilings, character features and beautiful large rear garden, this two-bedroom ground-floor flat, is ideally located within the Bushwood Area of Leytonstone, which is popular for its picturesque tree lined turnings, close proximity to the vast open green spaces of Wanstead Flats and short stroll to High Road Leytonstone, which offers a variety of amenities and shopping, making the location of this home one of its many charmina attributes.



- Situated within the sought after Bushwood Area
- Spacious living area
- Two good size double bedrooms
- Large easy to maintain rear garden
- Fitted kitchen incl. integrated oven & hob
- Good size garden shed approx. 12' x 8'
- Close to open fields
- Features incl. high ceilings & feature fireplaces
- Bright & airy conservatory
- Gas central heating



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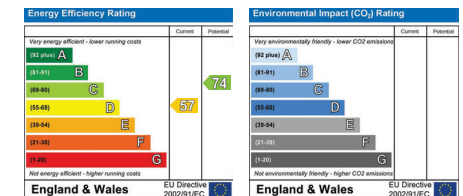
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TOTAL FLOOR AREA: 666 sq ft. (61.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and all other items are approximate and is not responsible to take for any error, omission or misstatement. This plan is for guidance purposes only and should not be used for any legal or prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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(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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Arrange a viewing
020 3972 2001





Residing here:

Transport links area also a plenty, helping you to connect to the city & beyond, and include Central Line tube, overground rail, bus, and bike routes.

Comprising: Seamlessly blending a modern exterior with characteristic interiors, this home opens to provide two good size double bedrooms, both hosting eye-catching feature fireplaces, with the second bedroom also featuring beautiful double doors out into the side garden, transporting you into an almost Parisian like setting.

The inviting living area provides a large space to gather with family and friends, with the fitted kitchen supplying you with all the essentials to cook up your signature dishes.

If a bathtub is an essential after work ritual for you after a long day, then don't worry, as this home's bathroom suite has one ready and waiting for you.

Overlooking the garden, the current owners have the conservatory used as a formal dining area, but it could also be used as a home office or play area, depending on your lifestyle needs.

Externally: The property benefits from a spacious garden and a large 12 x 8ft approx. shed providing ample storage, this area could also be upgraded to a home office or gym, benefiting from a concrete slab base. The garden also has an easy to maintain artificial lawn, patio area and railway sleeper flower beds, providing this home with a lovely outdoor setting that will quickly become the perfect backdrop to many a BBQ or alfresco dinner parties.

In addition:

Short walk to local amenities and high street shopping

Great access to the vast open fields of Wanstead Flats

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

Road links incl. A12, A406 & M11

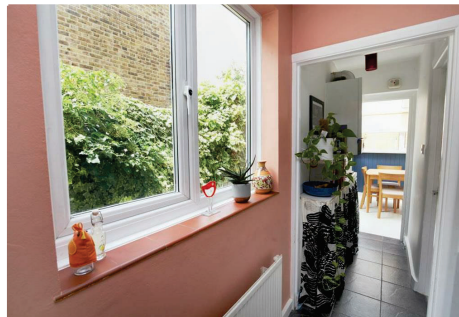
Leasehold with share of freehold

Lease: Vendors have confirmed extension of lease to 996 years

Ground Rent: N/A

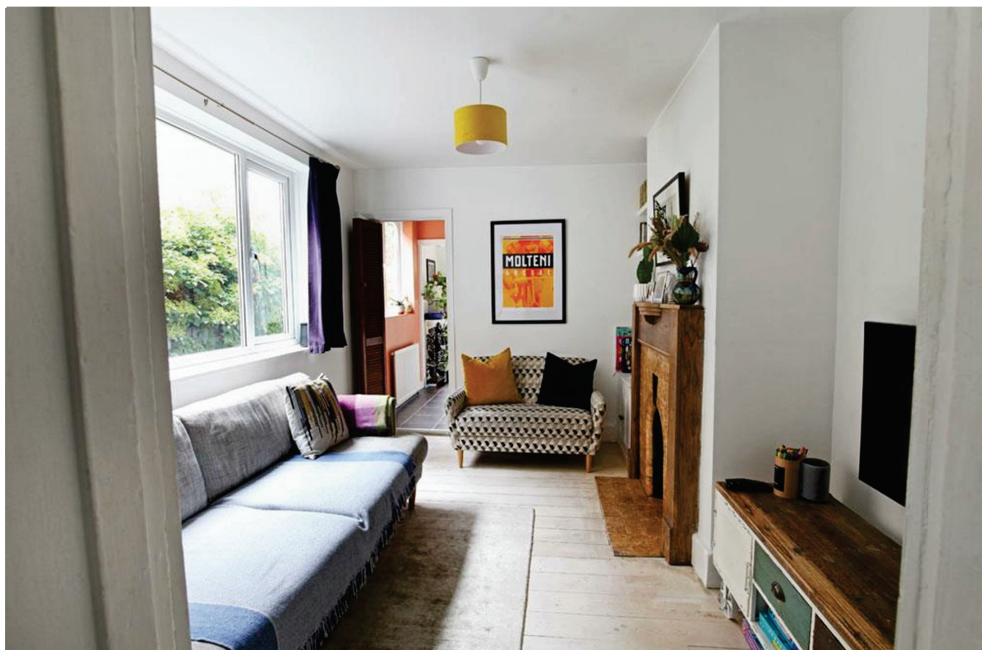
Service Charge: N/A

Council Tax Band: B



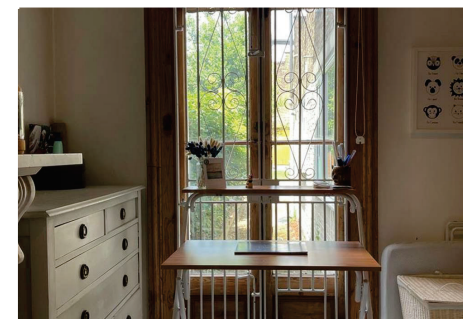
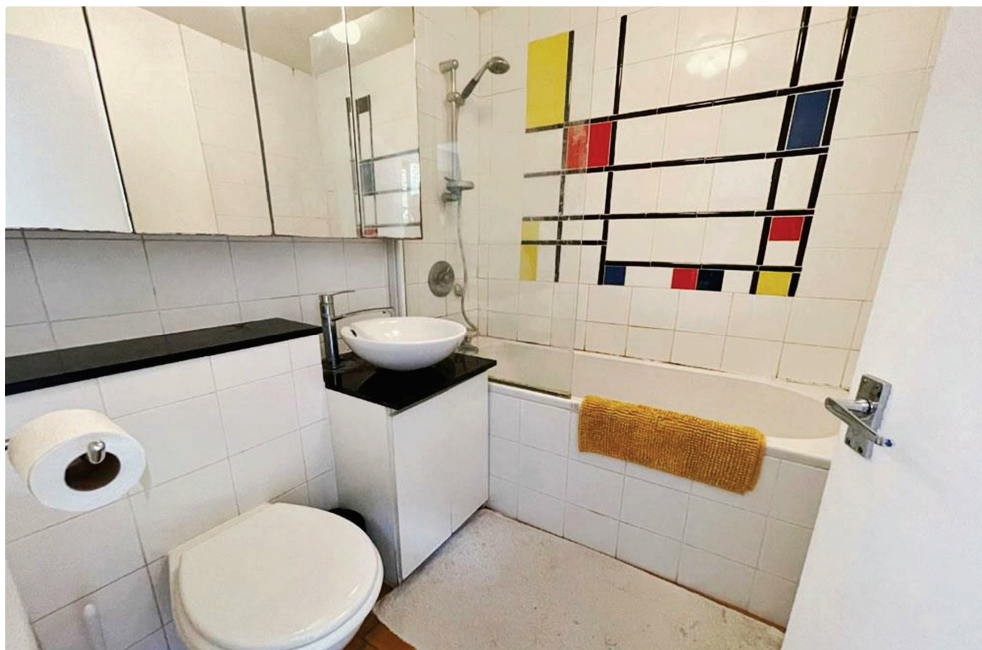
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Lounge
12'4 x 9'8

Bedroom One
12'3 x 11'6

Bedroom Two
11'5 x 10'1

Fitted Kitchen
9'8 x 6'3

Bathroom
6'4 x 5'8

Conservatory
10'3 x 7'10

Rear Garden
47'7 to shed x 15'3

Garden Shed
approx 12' x 8'

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