

APPROX. GROSS INTERNAL FLOOR AREA 1354 sq. ft. / 125.78 sq. m (Including Basement)

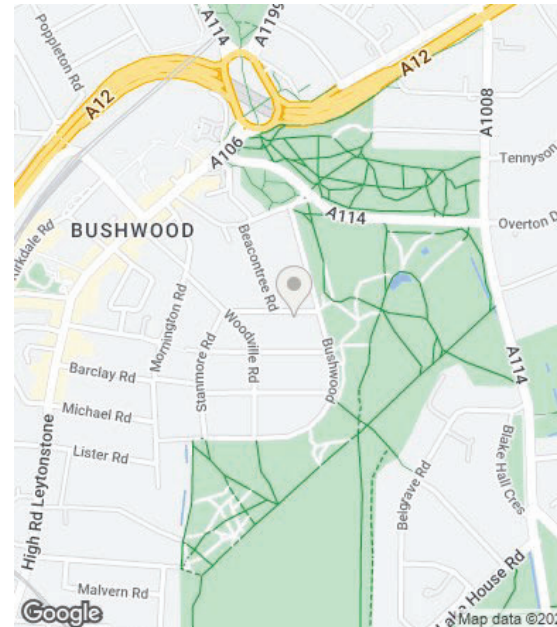
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate representation for illustrative purposes only. Liability for errors, omissions or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

**Theydons.**

## Hartley Road, Bushwood Area E11 £995,000 Freehold

A beautiful home occupying a prime position within the much sought after Bushwood Area, this four-bedroom terraced house, has been immaculately designed, to offer stylish and well-considered living spaces, that will appeal to many a family and lifestyle. If outdoor space plays a major key in your day-to-day life, then this property has you covered, boasting a lovely landscaped 57ft approx. rear garden, perfect for entertaining your loved ones during the warmer months. But if you're still craving more open green spaces, then located just a short stroll away is the vast Wanstead Flats and Jubilee Pond. Leytonstone main shopping area and Central Line tube station, which helps provide a convenient service into the City & beyond, are within easy walking distance.

- Beautiful four bedroom home
- Offered chain free
- Sought after turning in Bushwood
- Short stroll to vast open fields
- Charming landscaped rear garden with raised decked area
- Large fitted kitchen / diner / living area
- Integrated appliances & breakfast bar to kitchen
- Feature fireplaces to living area
- Double glazed sash style window to front
- Great access to main shopping area & tube station



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)	80	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 (A)	
71-81 (B)		81-91 (B)	
62-70 (C)		69-80 (C)	
55-61 (D)		55-68 (D)	
49-54 (E)		49-54 (E)	
41-48 (F)		41-48 (F)	
35-40 (G)		35-40 (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 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"

Arrange a viewing  
020 3972 2001

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## Residing here:

Mesmerising from the moment you step outside, this charming four-bedroom terraced home greets you via the gated front garden, where the beautiful Victorian style tiled footpath will lead you to the front door and into the bright entrance hallway.

The spacious living / dining area is adorned with bright bay window to the front, two feature fireplaces, ornate ceiling coving, wood flooring and double doors to the rear leading out into the garden, allowing for an abundance of light and air to fill the space.

Then its onto the heart of every home, the kitchen, with this home's kitchen / diner certainly not disappointing. An accommodating space, complete with fitted wall and base units, integrated appliances and central island with breakfast bar, the perfect spot to sit and have your morning coffee. The kitchen goes onto lead into an elegant living / dining area, with roof windows to the rear and large tri-folding doors opening up and out into the rear garden, creating the perfect entertaining space to host family and friends.

Upstairs and onto the first floor you will locate the bay fronted main bedroom, a further two good size bedrooms and a fourth bedroom, also ideal as a home office / nursery. To the first floor you will also find the sleek bathroom suite, the ideal place to relax and unwind in after a long day.

Externally: This property boasts a beautifully landscaped rear garden with raised decked seating area, large lawn area and established shrubbery, the perfect backdrop to enjoy the warmer months and hopefully a BBQ or two!

## In addition:

Offered Chain Free

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

Moments from the vast open green spaces of Wanstead Flats

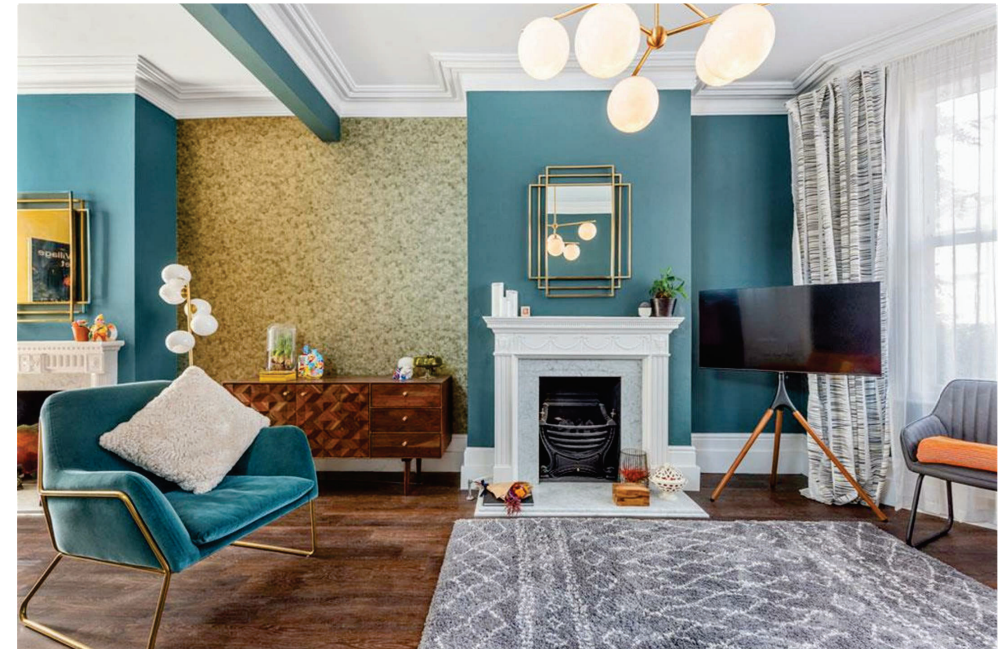
Close to main shopping areas, transport links & local amenities

Road links incl. A12, A406 & M11

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

Freehold

Council Tax Band: E



## Note from owner:

"A great community spirit with good schools and lovely picnic walks. Having spent 32 years in Hartley I'm going to miss you Bushwood"

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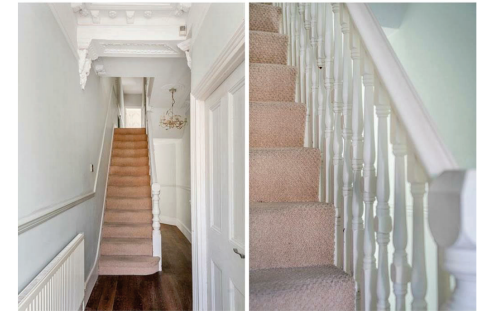




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Reception Room (Through Lounge)  
26'5" x 12'3" leading to 10'2"

Kitchen / Diner / Living Area  
22'4 x 10'11

Bedroom One  
11'9" x 10'3"

Bedroom Two  
11'10 x 10'4

First Floor Bathroom Suite

Bedroom Three  
10'11 x 8'

Bedroom Four / Office / Nursery  
7'9 x 5'11

Rear Garden  
57'8 x 16'6

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