

# Theydons.



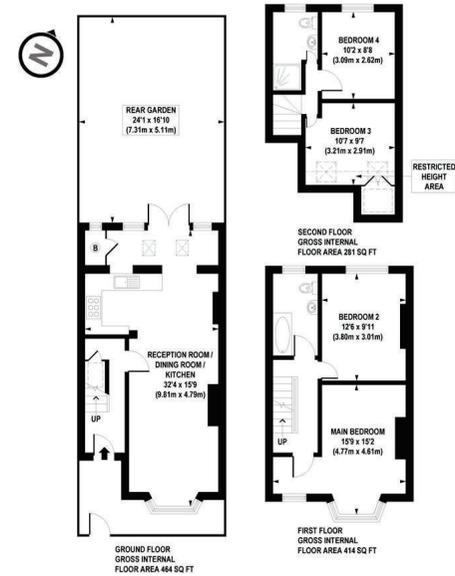
## Wesley Road, Leyton E10 Price £700,000 Freehold

This beautifully presented four-bedroom terraced home is ideally nestled upon a quiet residential tree lined turning located within great access of High Road shopping, with Leyton Midland Road Overground station also just a short stroll away. Transport links including Central Line tube stations are located within close proximity, helping to provide a convenient service into the City & beyond.

- Beautifully presented four-bedroom terraced house
- Situated upon a quiet residential turning
- Spacious open-plan bay-fronted living area
- Fitted kitchen incl. Rangemaster cooker
- Utility area with access into garden
- First floor bathroom suite
- Second floor shower room suite
- Easy to maintain rear garden
- Short stroll to Leyton Midland Road Rail station
- Good access to transport links incl. Central Line tube



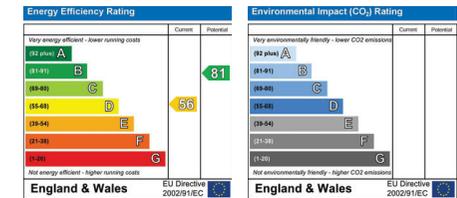
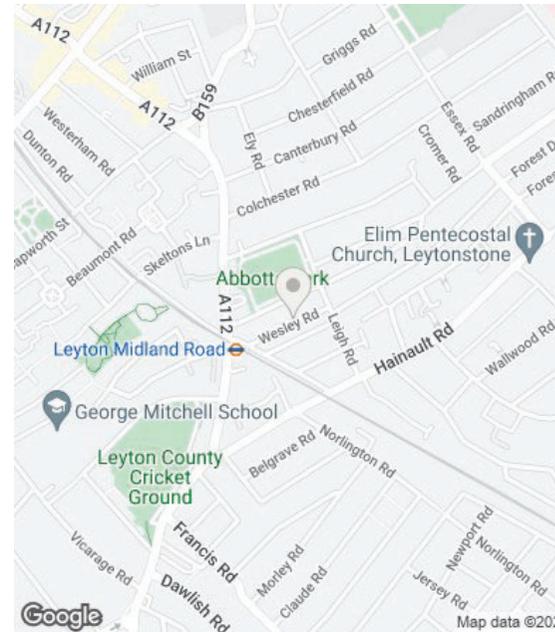
Arrange a viewing  
020 3972 2001



APPROX. GROSS INTERNAL FLOOR AREA 1159 sq. ft / 107.75 sq. m (Including Restricted Height Area)  
APPROX. GROSS INTERNAL FLOOR AREA 1129 sq. ft / 104.93 sq. m (Excluding Restricted Height Area)

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.

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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.

"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:

This charming home welcomes you in via gated front garden and Victorian style tiled footpath leading you to your front door and into the inviting entrance hallway.

The spacious bay-fronted living space provides an elegant backdrop to host family and friends, or to enjoy catching up on your favourite series. The exposed brickwork to the chimney makes for an eye-catching feature and focal point. The open-plan living area goes onto a sleek dining area and into the fitted kitchen, which has been completed to include fitted wall and base units, wooden worksurface with tiled surround, Butler style sink, Rangemaster cooker and convenient wine fridge, all making for the perfect space to cook up your signature dishes.

Working your way towards the back of the property, you will next approach a large utility area with skylights to the ceiling and access out into the rear garden.

To the first floor you will locate two good size double bedrooms and an elegant bathroom suite, providing you with a serene space to unwind in after a long day.

Then to the second-floor loft conversion there are two further bedrooms and a sleek shower room suite.

Externally: This home has an easy to maintain rear garden to enjoy, with both patio seating and artificial grass areas, a lovely space to enjoy the warmer months.

### In addition:

In Addition:

Short stroll to the open green spaces of Abbots Park

Close to the popular Midland Road Arches which hosts Burnt Smokehouse Leyton and Gravity Well Taproom

Road links incl. A12, A406 & M11

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

Council Tax Band: C



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Open Plan Living Space  
32'4 x 15'9

Utility Area

Main Bedroom  
15'9 x 15'2

Bedroom Two  
12'6 x 9'11

First Floor Bathroom Suite

Bedroom Three  
10'7 x 9'7

Bedroom Four  
10'2 x 8'8

Rear Garden  
24'1 x 16'

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