



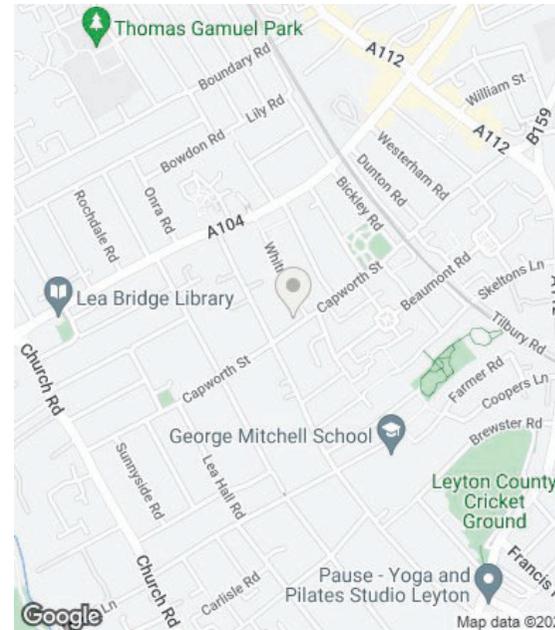
## Capworth Street, Leyton E10 Price Guide £625,000 Freehold

Guide of £625,000 - £650,000

This spacious three bedroom home with large 54ft garden and studio to rear, is located on a quiet tree lined one-way turning, within good access of Leyton Midland Road Overground station & a variety of transport links. Local amenities including Leyton Manor Park are within walking distance, with main shopping areas and Lea Bridge Road, within easy reach.



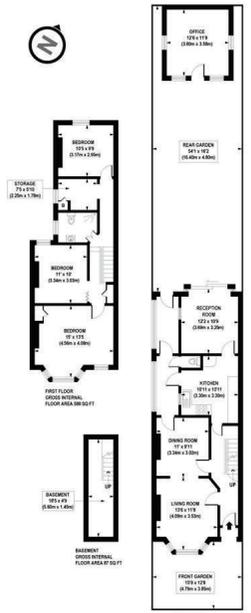
- Through Lounge plus rear reception
- Fitted kitchen incl. integrated oven & hob
- Three good size bedrooms
- Garden studio with power and lighting
- First floor wet room/wc & ground floor WC
- Large first floor storage room/study
- Cellar
- Large rear garden
- Good transport access inc overground station
- Great access to local amenities & main shopping areas



20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 3972 2001 | Email: hello@theydons.com

www.theydons.com



APPROX. GROSS INTERNAL FLOOR AREA 1542 sq. ft / 143.28 sq. m (including Office)  
APPROX. GROSS INTERNAL FLOOR AREA 1395 sq. ft / 129.88 sq. m (excluding Office)

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
49-54 (E)			49-54 (E)		
45-48 (F)			45-48 (F)		
39-44 (G)			39-44 (G)		
35-38 (F)			35-38 (F)		
29-34 (G)			29-34 (G)		
21-28 (G)			21-28 (G)		
19-20 (G)			19-20 (G)		
1-18 (G)			1-18 (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





### Residing here:

This charming home, provides generous and comfortable living space but would benefit from some modernisation, welcomes you via the gated front garden, with a Victorian style tiled footpath leading to your front door and into the entrance hallway. The large bay-fronted through-lounge is a bright & airy space, ideal for entertaining. A door to the rear of the through-lounge, leads out to a lean-to, with a WC.

The kitchen is complete with fitted wall and base units, work surface with tiled surround and integrated oven & hob, an ideal space to cook up your favourite dishes. The kitchen also has access out into the lean-to and into the second reception room, which is another good size space, with sliding double doors leading out into the rear garden, inviting the outside in, and helping to fill the space with an abundance of light & air.

To the first floor you will locate the bay-fronted main bedroom, two further bedrooms and a convenient storage space/study. Lastly to the first floor is the sleek wet room with WC and wash hand basin.

Externally: This home boasts a generous 54ft approx. rear garden, an easy to maintain outdoor space, which also leads to a convenient studio with power and lighting, ideal for use as an office.

### In addition:

Good access to local amenities, shopping & Leyton Leisure Centre

Road links incl. A12, A406 & M11

Great access to popular pedestrianised Francis Road, hosting an array of independent eateries & boutique shopping

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

Council Tax Band: D



### Note from owner:

"Loved and cherished for over 40 years, this is a happy house - tranquil, structurally sound, dry and warm. Now in the modern era, there's an on-street EV charging point - directly outside! We debated a new 24ft x 15ft open plan kitchen-diner or adding 2 bedrooms in the large loft...perhaps for someone else now. We've enjoyed nearby nature at: Walthamstow Wetlands, Lee Valley Ice Centre and Riding Centre, Hackney Marshes and Epping Forest."

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Through Lounge Front  
13'6 x 11'8

Through Lounge Rear  
11' x 9'

Rear Reception  
12'2 x 10'9

Fitted Kitchen  
10'11 x 10'11

Bedroom One  
15' x 13'5

Bedroom Two  
11' x 10'

Bedroom Three  
10'5 x 9'9

Storage Room / Study  
7'5 x 5'10

Rear Garden  
54'1 x 16'2

Garden Studio  
12'6 x 11'9

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