

Theydons.

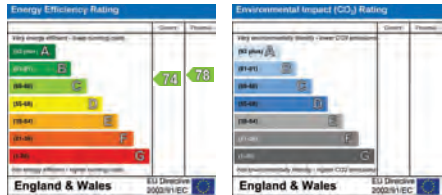
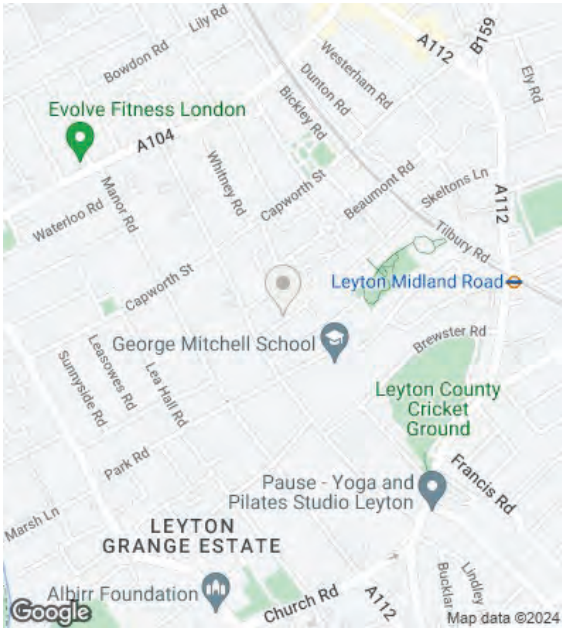


Burchell Road, Leyton E10

Guide Price £325,000 Leasehold - Share of Freehold

This stunning one-bedroom ground-floor flat with share of freehold and access to own private well-maintained rear garden, is ideally located within walking distance of Leyton Midland Road Overground station and popular arches eateries, including Burnt & Gravity Well Taproom, whilst other transport links including Central Line tube station are within good reach. There are also plenty of open green spaces to enjoy close by, with Jack Cornwell Park, Leyton County Cricket Club and both Jubilee & Abbotts Park, to name but a few, providing you with the perfect backdrop to accompany your daily stroll. High Road Leyton is also with walking distance, providing you with an array of shops, eateries, and amenities.

- Stunning one-bedroom ground-floor flat
- Guide Price £325,000 - £350,000
- Leasehold - Share of freehold
- Spacious bay-fronted living area
- Stylish fitted kitchen incl. integrated appliances
- Elegant bathroom suite
- Good size double bedroom with fitted wardrobes
- Access to own private well-maintained rear garden
- Good access to transport links & local amenities
- Close to open green spaces



(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"

Arrange a viewing
020 3972 2001

20 Church Lane, Leytonstone, London, E11 1HG

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

www.theydons.com



Theydons.



Residing here:

This charming home welcomes you in via gated communal front garden, entrance door and hallway leading you to your front door and further into the hallway. To the front of the property is the beautifully bright bay-fronted living / dining area, an inviting space to enjoy catching up on your favourite series or dining with family and friends.

The kitchen hosts a stylish setting with a great mixture of both fitted wall units and chic open shelving, integrated appliances, and access into the garden, all creating for the ideal space to cook up your signature dishes and serve alfresco in the garden during the warmer months.

The bathroom suite provides an elegant space to unwind in after a long day with a soak in the bathtub, then for that restful night's sleep you will locate the good size double bedroom to the rear of the property, overlooking the garden and adorned with lovely, fitted wardrobes, great for neatly storing away your clothing and accessories.

Externally, this home boasts a beautifully maintained own private rear garden with both laid to lawn and patio seating areas, a lovely outdoor space to enjoy the warmer months.

In addition:

Close to local amenities & main shopping areas

Road links incl. A12, A406 & M11

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

Lease: 999 Years from 1 January 2018

Leasehold - Share of Freehold

Council Tax Band: B



Note from Owner

"This flat has been the perfect first home for us and we'll be very sad to leave. We couldn't have asked for better neighbours in our building & on our quiet street. The location has been ideal, just a 5-minute walk to our favourite coffee shop Perky Blenders and a 10-minute walk to Francis Road. Leyton has so much to offer but being so close to Leyton Midland Road overground station has been perfect for us to explore other areas of London too."

Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons



Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons



Lounge
14'8 x 13'9

Fitted Kitchen
9'6 x 6'3

Bedroom
15'10 x 9'3

Attractive Bathroom Suite

Rear Garden
42'10 x 13'1

Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons