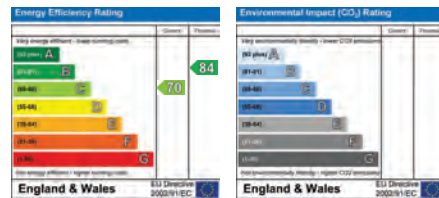
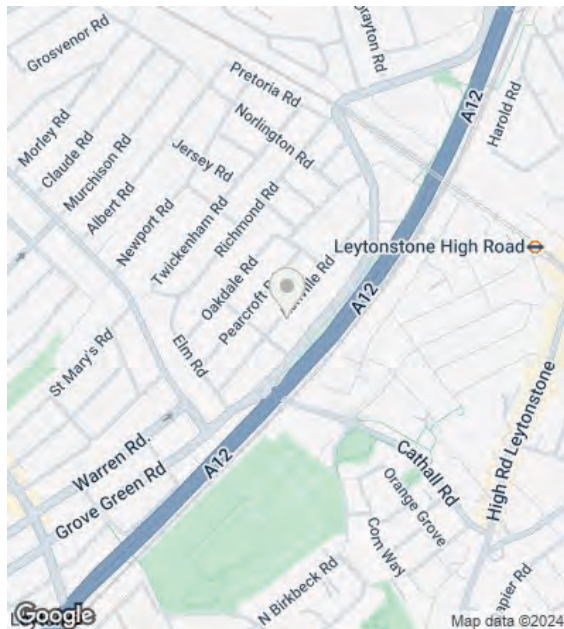


Planned for the planning purposes only and is not to scale.
 Every effort has been made to ensure the accuracy of the floor plan. However, all measurements, fixtures, fittings and data shown are of approximate dimensions for illustrative purposes only. Liability for errors, omissions or mis-statements through negligence or otherwise is hereby excluded.



(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"

Theydons.



Ashville Rd, Leytonstone E11 Guide Price £725,000 Freehold

Guide Price £725,000 - £735,000

This beautifully presented three-bedroom family home is superbly located for access to local amenities, including the popular pedestrianised Francis Road Area, which hosts an array of independent boutiques & eateries. Main shopping areas are also within easy reach, alongside transport links including, bus & bike routes and Central Line tube stations, helping to connect you to the city & beyond.

- Beautifully presented three bedroom terraced house
- Bright bay-fronted living area incl. feature fireplace
- Spacious open-plan kitchen / dining area
- Elegant fitted kitchen incl. integrated appliances
- WC to ground floor
- Stunning first floor bathroom suite
- Large main bedroom to second floor loft conversion
- Beautifully maintained rear garden
- Great access to transport links & local amenities
- Close to main shopping areas

20 Church Lane, Leytonstone, London, E11 1HG

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

www.theydons.com



Theydons.

Arrange a viewing
020 3972 2001

Residing here:

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

The bright bay-fronted living area provides this home with a lovely space to enjoy putting your feet up in front of the tv or finding some peace and quiet to read your favourite novel, either way this space will fast become your own cosy haven to escape in.

The hallway will go onto lead you into the heart of this home, the stunning open plan kitchen/diner. A room that will host many a family gathering over the years, but let's start with the dining space, which provides you with a sizable area and is adorned with feature cast iron fireplace, decorative shelving to the recess, ground floor WC and access into the rear garden, great for inviting the outside in and perfect for access when dining alfresco.

The kitchen has been beautifully designed to create an elegant mixture of sleek yet functional cupboard space, integrated appliances, and built in breakfast bar, a great spot for that morning cup of coffee. There is also a large skylight to the ceiling, helping to fill the space with an abundance of light.

To the first floor there are two good size bedrooms and the serene bathroom suite, with striking freestanding bath, ornate tiled flooring, and chic shutter blinds to the window, creating the ideal setting to unwind in after a long day.

Lastly to the second-floor loft extension, you will locate the large main bedroom with ample wardrobe space, perfect for neatly storing away your clothing and accessories.

Externally: This property boasts a beautifully maintained rear garden with both hard standing seating and laid to lawn areas, mature shrub borders and two good size sheds. A lovely outdoor area to enjoy the warmer months.

In addition:

Short stroll to the popular Albert & Francis café, Yardarm deli / wine bar and Marmelo kitchen located on Francis Road

Good access to Leytonstone High Road Rail station

Close to open green spaces

Road links incl. A12, A406 & M11

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

Council Tax Band: C







Reception One
12'7 x 11'9

Reception Two/Dining Room
15'2 x 10'7

Fitted Kitchen
10'7 x 10'3

Bedroom Two
15'1 x 7'8

Bedroom Three
10'9 x 7'9

First Floor Bathroom Suite

Main Bedroom
21'2 x 14'3

Rear Garden

