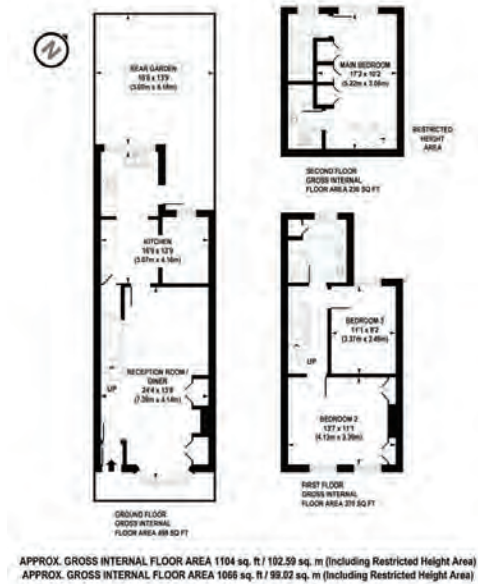
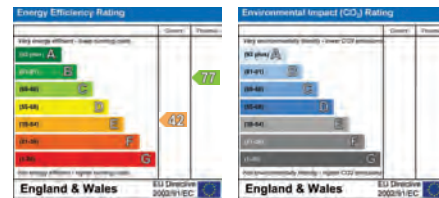
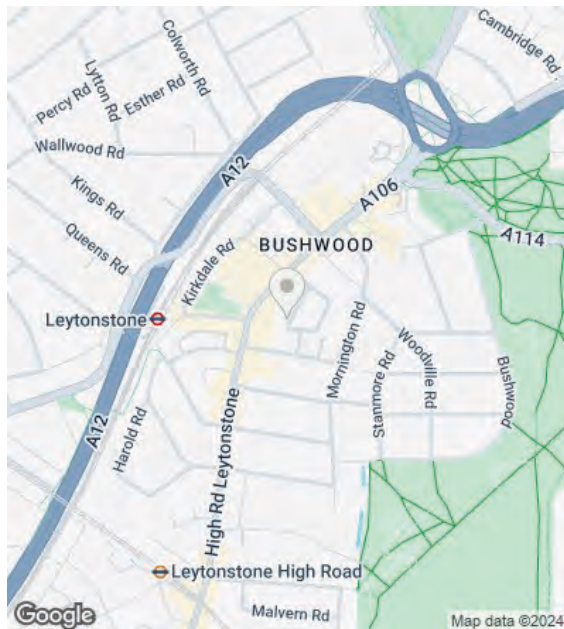


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Provision is for illustrative purposes only and is not to be relied upon. Every effort has been made to ensure the accuracy of the floor plan. However, all measurements, fixtures, fittings and data shown are approximate and should not be relied upon for legal purposes. Liability for errors, omissions or mis-statements 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"



## Carlton Road, Bushwood Area E11 £775,000 Freehold

This exquisite three bedroom end of terrace Victorian house has been gracefully extended to harmonize classic charm with contemporary allure.

Nestled in the heart of the Bushwood area, this property offers the best of both worlds – mere steps from the vibrant main shopping area and tube station, yet situated on the edge of the majestic Epping Forest. Then lies the vast open fields of Wanstead Flats with lakes and ponds stretching as far as the eye can see. Transport links including Leytonstone Central Line tube station are within walking distance, helping to provide you with a convenient service into the City & beyond.

- Offered chain free
- Open plan lounge/diner inc working feature fireplace
- Large fitted kitchen inc range cooker
- Three good size bedrooms
- Spacious first floor bathroom suite inc walk-in shower
- Loft conversion with en-suite shower/wc
- Short stroll to Epping Forest & vast open fields
- Double glazing
- Close to Central line tube & main shopping area

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 8539 2009 | Email: [hello@theydons.com](mailto:hello@theydons.com)

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Residing here

You'll soon enjoy the improvements that have been made to this property, the open-plan lounge boasts a spacious layout with a striking working feature fireplace and fitted display units to either side, this warm ambiance is complemented by sleek wood flooring throughout this room. A designated dining area to the rear offers a perfect space for entertaining guests. The staircase to the first floor adds architectural interest, enhancing the overall appeal of the room.

The modern style contemporary kitchen with white cabinets boasts ample storage and space, providing a perfect balance of style and functionality. The centrepiece is the sleek range cooker, adding a touch of culinary sophistication. In addition, the well-designed utility area enhances practicality, offering convenient storage and workspace. Access to the garden creates a seamless indoor-outdoor flow, allowing for easy entertaining and enjoying the natural surroundings while cooking and dining.

Upstairs, the front bedroom is bathed in natural light with two fitted wardrobes offering ample storage without compromising on the rooms aesthetic appeal. The second bedroom is a relaxing room which overlooks the rear gardens, while the impressive modern bathroom suite includes spacious walk-in shower with glass enclosure and rainfall showerhead, sleek grey tiling runs throughout this room.

The second floor bedroom has an abundance of natural light via a sky light to the front and rear to window, including fitted wardrobes and the added convenience of an en-suite shower room/wc, providing a private oasis within the comfort of your own room.

Externally: The compact rear garden offers a charming retreat with a blend of functionality and simplicity. The paved area provides a versatile space for outdoor seating and entertainment, while a small artificial grass area helps add a touch of greenery to soften the landscape.

In addition

Only a short stroll to a diverse range of independent cafes, bars and restaurants.

'Outstanding' primary/secondary schools within a one mile radius, including the much loved Davies Lane Primary, less than ten minutes away. A further choice of schools, all rated 'Good', are just as close.

Leytonstone High Road overground station is eight minutes away, for the Gospel Oak to Barking

Road links incl. A12, A406 & M11

Council Tax Band: C





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Lounge/Diner  
24'4 x 13'8

Fitted Kitchen  
16'9 x 13'9

Main Bedroom  
17'2 x 10'2 into wardrobe

En-Suite Shower Room/WC

Bedroom Two  
13'7 x 11'1

Bedroom Three  
11'1 x 8'2

First Floor Bathroom with Separate  
Walk-in Shower

Rear Garden  
16'6 x 13'9

