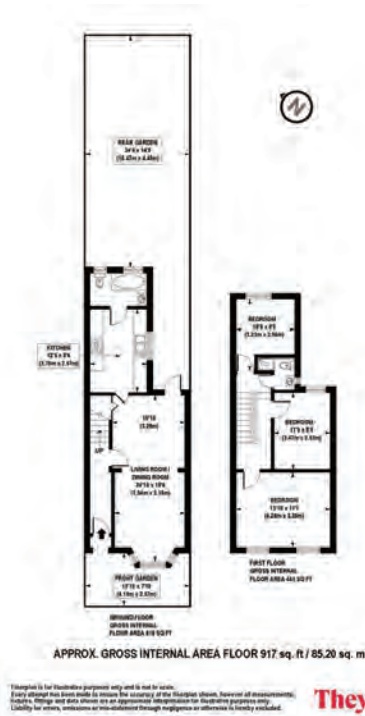


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This plan is for illustrative purposes only and is not to scale. Every effort has been made to ensure the accuracy of the floorplan shown. However, all measurements, lengths, heights and data shown are an approximate indication for illustrative purposes only. Liability for errors, omissions or mis-statements through negligence or otherwise is hereby excluded.

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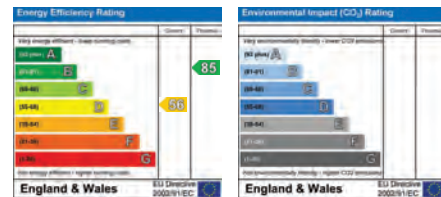
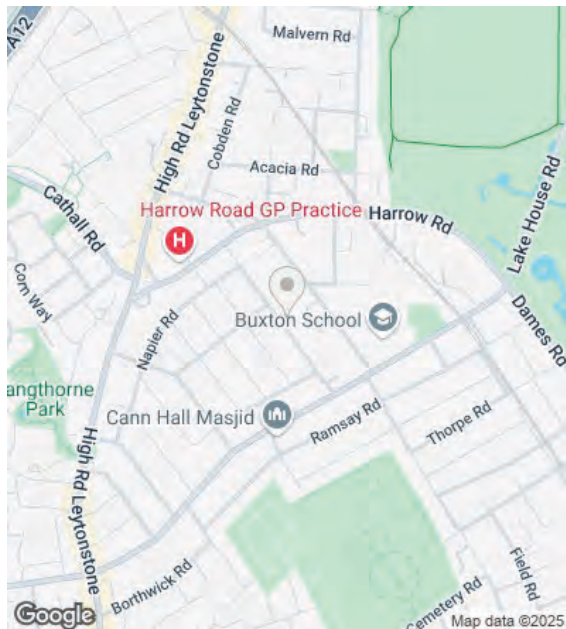
Matcham Road, Leytonstone E11

Price £675,000 Freehold

Nestled in an enviable location just a short stroll from the expansive Wanstead Flats and the vibrant Forest Gate Arches - home to a delightful array of independent eateries and bars - this beautifully presented three-bedroom terraced home offers the perfect blend of style, convenience, and charm.

With Leyton and Leytonstone Central Line tube stations within easy reach, as well as High Road Leytonstone's variety of shops, restaurants, and major supermarkets, including Tesco superstore and the latest addition of Aldi, you'll enjoy excellent access to everything you need for modern living.

- Offered chain free
- Spacious bay-fronted through-lounge incl. feature fireplace
- Elegant fitted kitchen incl. integrated oven & hob
- Ground floor bathroom suite
- First floor shower room suite
- 34ft approx. garden with patio seating area
- Walking distance of High Road Leytonstone & main shopping area
- Good access of both Leyton & Leytonstone Central Line tube stations
- EPC Rating D



(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"

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 8539 2009 | Email: hello@theydons.com

www.theydons.com



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020 8539 2009

Residing here:

From the moment you approach the gated front garden and step into the inviting entrance hallway, you'll feel right at home. The highlight of the ground floor is the expansive bay-fronted through-lounge, a bright and versatile space ideal for creating both a cozy living area and an elegant dining zone. With direct access to the garden and kitchen, it's the perfect setup for hosting family and friends.

The kitchen is a true delight, featuring sleek fitted wall and base units, stylish wooden work surfaces, chic tiled accents, and integrated appliances. It's a space that combines practicality and sophistication, making cooking an absolute pleasure.

Also on the ground floor is a beautifully finished bathroom suite, offering a tranquil retreat to unwind after a busy day.

The first floor boasts three generously sized bedrooms, each adorned with plush fitted carpets, offering comfort and a sense of warmth. A convenient shower room suite completes this level, ensuring practicality and ease for busy mornings.

Externally: Step outside to discover a charming rear garden that's perfect for relaxing and entertaining. With a mix of patio seating and a lush lawn, this outdoor haven offers a peaceful escape from the hustle and bustle.

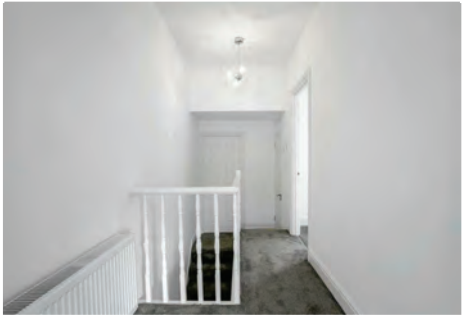
In addition:

Superb Transport Links: Excellent access to Forest Gate Train Station (Elizabeth Line) and major road links, including the A12, A406, and M11.

Convenience at Your Doorstep: Easy connections to Westfield Stratford City, The Queen Elizabeth Olympic Park, and East Village.

Open green spaces: Wanstead Flats a vast open area ideal for leisurely walks, picnics, and outdoor activities.

Council Tax Band: C





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Through Lounge
24'10 x 10'10

Fitted Kitchen
12'5 x 8'6

Attractive Bathroom Suite

Bedroom One
13'10 x 11'1

Bedroom Two
11'5 x 8'4

Bedroom Three
10'8 x 8'5

First Floor Shower Room Suite

Rear Garden
approx 34'6 x 14'8

