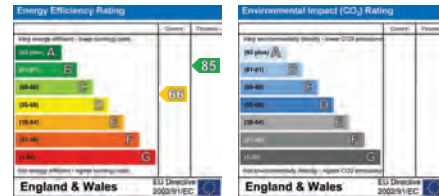
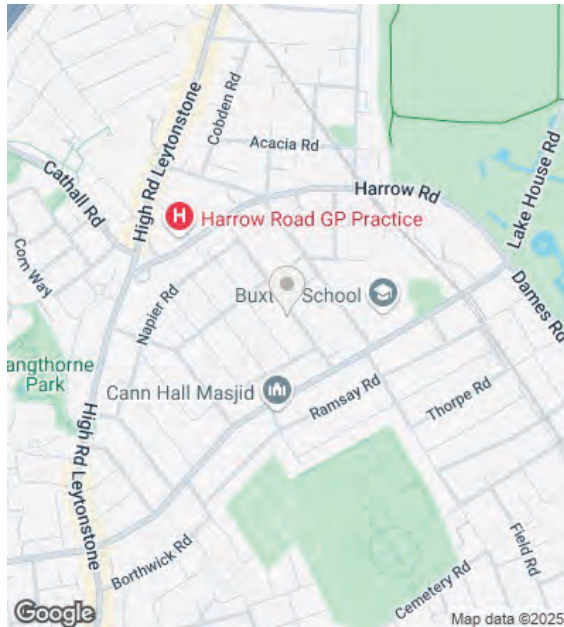


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Measurements are for information purposes only and are not to scale.
Every effort has been made to ensure the accuracy of the floorplan shown. However, all measurements, fixtures, fittings and data shown are an approximate representation for illustrative purposes only.
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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"



Matcham Road, Leytonstone E11

Price Guide £600,000 Freehold

This charming and well-presented two-bedroom terraced home, offered chain-free, is perfectly situated on a sought-after residential street, just a short stroll from the serene green spaces of Wanstead Flats and Jubilee Pond—ideal for peaceful walks in nature. Within walking distance, you'll find High Road Leytonstone, offering a fantastic selection of popular eateries, local amenities, and a Tesco superstore. Exciting additions like Aldi and M&S Food are set to open soon, expanding your already ample shopping options. With convenient access to multiple bus and bike routes, as well as Overground rail and Central Line tube stations nearby, commuting around the city is effortless.

- Charming two bedroom terraced home
- Offered chain free
- Sought after location
- Spacious bay-fronted living / dining area
- Large fitted kitchen incl. integrated oven & hob
- Two good size bedrooms to first floor
- Elegant bathroom suite incl. additional shower cubicle
- Easy to maintain mainly paved rear garden
- Good access to transport links incl. Central Line tube
- Short stroll to the open green spaces of Wanstead Flats

20 Church Lane, Leytonstone, London, E11 1HG

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

www.theydons.com



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Arrange a viewing
020 8539 2009

Residing here:

Step into this welcoming home through a charming entrance hallway, complete with a convenient under-stairs storage cupboard—ideal for tucking away shoes and winter accessories. From here, you're led into a beautifully spacious bay-fronted living and dining area, perfect for hosting dinner parties with friends or cozy movie nights with loved ones. This generous open space offers the flexibility to entertain in style or relax in comfort, making it perfect for any occasion.

The expansive kitchen is equipped with a range of fitted wall and base units, providing ample storage for cutlery, dinnerware, cookware, and all your kitchen essentials. With integrated appliances, including an oven and hob, you'll have everything you need to prepare your favourite dishes. Adjacent to the kitchen is a small lobby area, offering access to a convenient ground floor WC and the rear garden—ideal for those summer evenings dining alfresco.

Upstairs, you'll find the spacious main double bedroom, bathed in natural light from two large front-facing windows. The second bedroom is also well-sized, providing a comfortable space for family, guests, or a home office. The elegantly appointed bathroom suite features both a bath and a separate shower cubicle, offering luxury and convenience in one.

Externally: The easy-to-maintain rear garden, mostly paved with charming shrub borders, offers a peaceful retreat to enjoy the warmer months. This lovely outdoor space is perfect for hosting summer BBQs and creating your own private oasis.

In addition:

Just a short stroll to the open green spaces of Wanstead Flats

Easy access to High Road shopping, local amenities, and major supermarkets

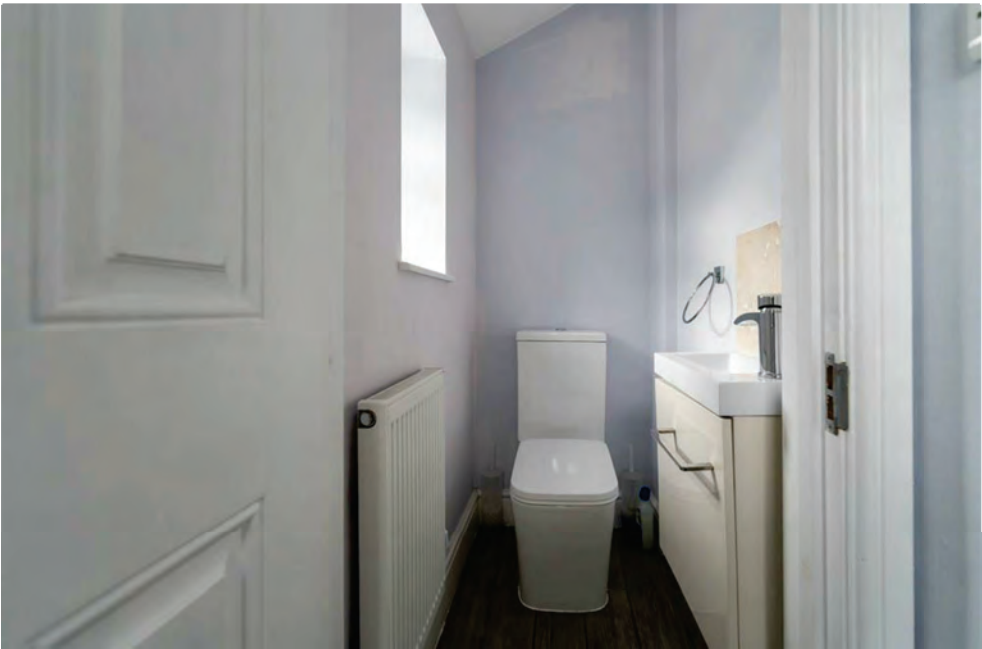
Close proximity to the vibrant Forest Gate Arches, home to a variety of independent eateries and bars

Near Forest Gate station, providing quick links via the Elizabeth Line

Excellent transport options to Westfield Stratford City, Queen Elizabeth Olympic Park, and East Village

Convenient road links including A12, A406, and M11

Council Tax band: C







Reception
24'4 x 10'5

Fitted Kitchen
12'2 x 8'

Ground Floor WC

Main Bedroom
13'9 x 11'1

Bedroom Two
11'1 x 8'4

First Floor Bathroom Suite inc
Shower

Rear Garden
30'1 x 14'10