

OAKDALE ROAD



LEYTONSTONE, E11

Theydons.

HOME STORY



Offered chain free, this elegant two-bedroom terraced home is ideally positioned just a short walk from the ever-popular pedestrianised Francis Road, known for its vibrant mix of independent cafés, eateries and boutique shops.

Excellent transport connections are also close at hand, with the Central Line and Leytonstone High Road station nearby, along with convenient cycle and bus routes keeping you well connected to the City and beyond.

High Road Leytonstone is also within easy reach, offering a wide range of everyday amenities and popular dining spots, as well as major supermarkets including M&S Foodhall, Aldi and Tesco – perfect for picking up your daily essentials or enjoying a relaxed weekend coffee.



THE STORY CONTINUES...



Great access to main shopping areas & local amenities

Close to transport links inc. Central Line tube

Short stroll to the popular pedestrianised Francis Road area

Road links incl. A12, A406 & M11

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





FULL OF CHARM
AND WONDERFUL
KERB APPEAL



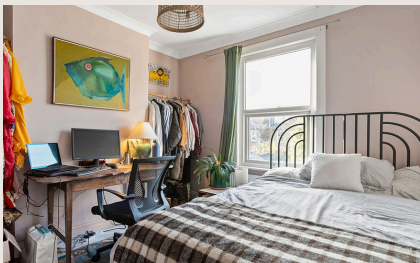
RESIDING HERE



The Heart of the Home

Beyond the dining area, the space continues seamlessly into the functional kitchen. Complete with fitted wall and base units, wooden work surfaces with a tiled surround, and an integrated oven and hob, it offers everything needed to prepare your favourite dishes in a practical yet welcoming setting.

Just beyond the kitchen, a useful lobby area provides space for a washing machine and fridge/freezer, keeping appliances neatly tucked away. The ground floor is completed by a spacious bathroom suite – a comfortable and practical space for both morning routines and relaxing evening wind-downs.



A Warm Welcome

Full of charm and wonderful kerb appeal, this beautiful home welcomes you along a footpath to the front door and into a bright and spacious living area. At the front of the home, the bay-fronted lounge provides an inviting place to relax, centred around a striking feature wood burner – the perfect setting for cosy evenings and movie nights.

The living space flows effortlessly into a generous formal dining area, ideal for gathering with family and friends over a home-cooked meal. A convenient door from here leads directly out to the rear garden, helping to bring the outside in and creating a lovely connection between indoor and outdoor living.

Rest & Retreat

Upstairs, the main bedroom sits at the front of the home and is wonderfully bright, with two large windows allowing natural light to pour into the space. Just behind, the second well-proportioned bedroom overlooks the rear garden and offers fantastic versatility – perfect as a guest room, nursery, or a peaceful home office depending on your lifestyle needs.

Outdoor Living

To the rear, the home enjoys a lovely garden ready to be shaped into your own tranquil retreat. Whether it's summer barbecues with family and friends, a morning coffee in the sunshine, or a quiet spot to unwind at the end of the day, it's a space with plenty of potential to enjoy throughout the warmer months.

FINER DETAILS



Asking price £635,000

Council Tax Band: C

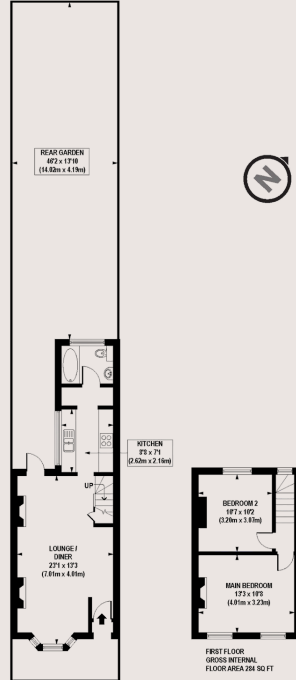
EPC Rating D





HOME FEATURES

- Elegant two bedroom terraced home
- Freehold
- Offered chain free
- Spacious bay-fronted living / dining area
- Wood burner to lounge
- Sleek fitted kitchen incl. integrated oven & hob
- Ground floor bathroom suite
- Two good size bedrooms to first floor
- Lovely rear garden
- Great access to local amenities & main shopping areas
- Close to transport links incl. Central Line tube
- Located within walking distance of Francis Road
- EPC Rating D



APPROX. GROSS INTERNAL FLOOR AREA 692 sq. ft / 64.30 sq. m

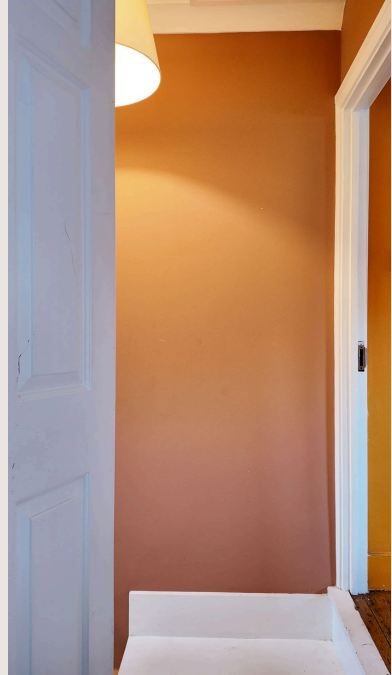
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Note From Owner...

We have loved living in this house and in Leytonstone generally. We particularly loved having friends over for barbecues in the sizeable garden, which attracts an abundance of birds and is a lovely peaceful retreat from day-to-day work life in central London.

The proximity to Epping Forest and Wanstead Flats has been fantastic for walks with our dog and really differentiates this area from others (whilst also being 15 minutes on the tube into central London).

The wood burning stove which we installed is a brilliant addition for cozy nights in the winter (something which our dog Lemmy also can't get enough of!).



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