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APPROX. GROSS INTERNAL FLOOR AREA 727 sq. ft / 67.56 sq. m

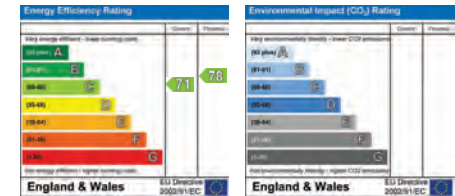
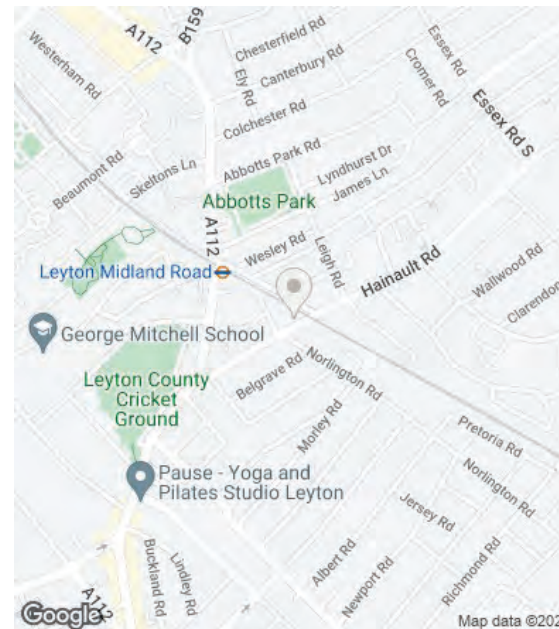
Planform is for illustrative purposes only and is not to scale.
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Hainault Road, Leytonstone E11 Price Guide £375,000 Leasehold

This stylish one-bedroom ground floor flat with its own beautifully maintained rear garden, offers you bright & spacious living amongst elegant interiors and is superbly situated for access to Leyton Midland Road Rail station, which is just a short stroll away. Local amenities, such as, Hot yoga, Perky Blenders coffee & Bread & Oregano eatery are located within easy walking distance, alongside great access to main shopping areas and transport links.

- Stylish one bedroom ground floor flat
- Guide Price of £375,000
- Own front door & entrance hall
- Spacious bay-fronted living area
- Good size double bedroom
- Bright & airy open plan fitted kitchen/ dining area
- Sleek fitted kitchen incl. integrated appliances
- Elegant bathroom suite
- Own well maintained front & rear gardens
- Close to main shopping areas & amenities



(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"

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Residing here:

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Residing Here: This chic garden flat welcomes you in via gated Victorian style tiled footpath leading you to your own colourful front door and into the bright and inviting entrance hallway. The large bay window to the front of the living area helps to fill the space with an abundance of light, all whilst the sleek fitted storage shelving to the chimney recesses, allows you to get creative and add your own sense of character to the room via displaying photos, ornaments and colourful books of choice.

The hallway opens to next lead you into the good size double bedroom that this home has to offer, a lovely space to get cosy in and lay your head down for a peaceful night's rest. The bedroom is also large enough to accommodate wardrobes and other storage solutions for helping to neatly storing away your clothing and accessories, whilst also having a large window to the rear of the bedroom overlooking the garden, allowing for lots of natural light.

To the back of the property is the stunning open-plan kitchen / diner, a beautifully designed space to enjoy cooking up and serving your signature dishes to guests in. The kitchen area has been completed to include fitted wall and base units, wooden worksurface with chic tiled surround, stylish open shelving and integrated appliances. Whilst the dining area is a space, you'll enjoy hosting and dining yourselves in, especially during the warmer months where you can open up the double doors to the side, inviting the outside in, and is also a great feature for when dining alfresco.

Lastly also located to the back of the property is the elegant bathroom suite, a spot within this home to unwind with a nice soak in the bathtub after a long day.

Externally: This home boasts a beautifully maintained rear garden with both decking and patio seating areas, surrounded by mature shrubbery and plants.

In addition:

Short stroll to local amenities, main shopping areas & transport links

Road links incl. A12, A407 & M11

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

Lease: 155 years from 24 June 1958

Council Tax Band: B



Note From Owner:

"We've loved seeing our area grow and change, with excellent restaurants and bars popping up along the arches and laneways. Our neighbourhood is a vibrant place to live and we've benefited from amazing coffee, friendly neighbours and a diverse community doing lots to bring people together. Our gym memberships have been well-used with a local Anytime Gym just a six-minute walk away - no excuses. We only need to pop across two stops on the Overground to the speedy Victoria line, and for Liverpool Street it's a choice of two nearby tube stations via the Central line. Sad to leave a place we've poured so much love into but looking forward to the next stage of life with our growing family."

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Reception
14'6 x 12'9

Bedroom
12'9 x 11'2

L - Shaped Fitted Kitchen/Diner
20'4 x 13'2

Bathroom Suite

Rear Garden
23'11 x 8'8

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