



Cheneys Road, Leytonstone, E11 3LL

£650,000 Freehold

We are pleased to offer for sale this well maintained THREE BEDROOM mid terrace family home. Further accommodation comprises large through lounge/diner, kitchen/breakfast room, ground floor cloakroom, first floor bathroom and large loft with skylight window and eaves storage. Benefits include double glazing, gas central heating and NO ONWARD CHAIN. The property is ideally situated on a sought after residential turning within close proximity to local amenities, including Leytonstone & Leyton Central Line tube stations, Overground stations and main shopping areas, including Westfield Stratford, are also within good access.



Entrance

Main door into small porch with inner door to:-

Reception Hallway

Stairs to first floor accommodation. Door to:-

Through Lounge/Diner

24'0" x 10'10" (7.330 x 3.315)

Double glazed bay window to front aspect. Wooden flooring, ceiling spotlights and radiators. Double glazed door to garden and door to:-



Kitchen

14'4" x 9'1" (4.392 x 2.773)

Extensive range of modern high gloss base, eye level and drawer units. Ample work surface area incorporating sink unit with mixer tap, brick style tiled splashback, double glazed window to rear aspect with garden view, space for washing machine, freestanding cooker and fridge/freezer. Breakfast bar, ceiling spotlights, double glazed door to side leading out to garden and further door to:-



Ground Floor Cloakroom

Wash hand basin and w.c.

First Floor Accommodation

Doors to:-

Bedroom One

13'10" x 10'11" (4.226 x 3.351)

Two double glazed windows to front aspect, two radiators and fitted carpet.



Bedroom Two

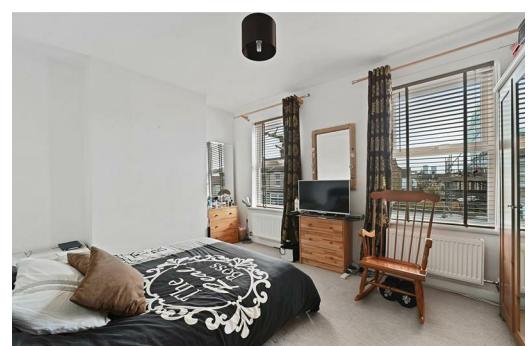
10'10" x 8'7" (3.315 x 2.634)

Double glazed window, radiator and fitted carpet.

Bedroom Three

9'0" x 6'5" (2.745 x 1.978)

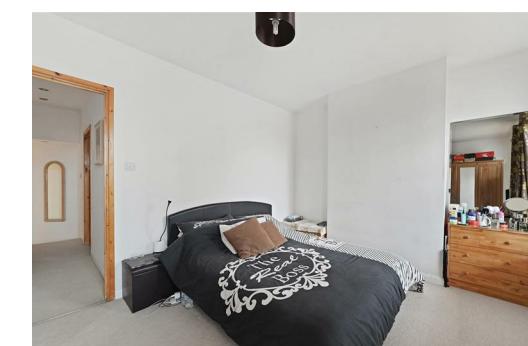
Double glazed window, fitted carpet and radiator.



Bathroom

6'11" x 5'9" (2.130 x 1.775)

White suite comprising panel bath, shower screen, wash hand basin, w.c. tiled walls and floor, radiator and double glazed obscure window.



Loft Space

Fitted carpet, skylight window and eaves storage.

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	