



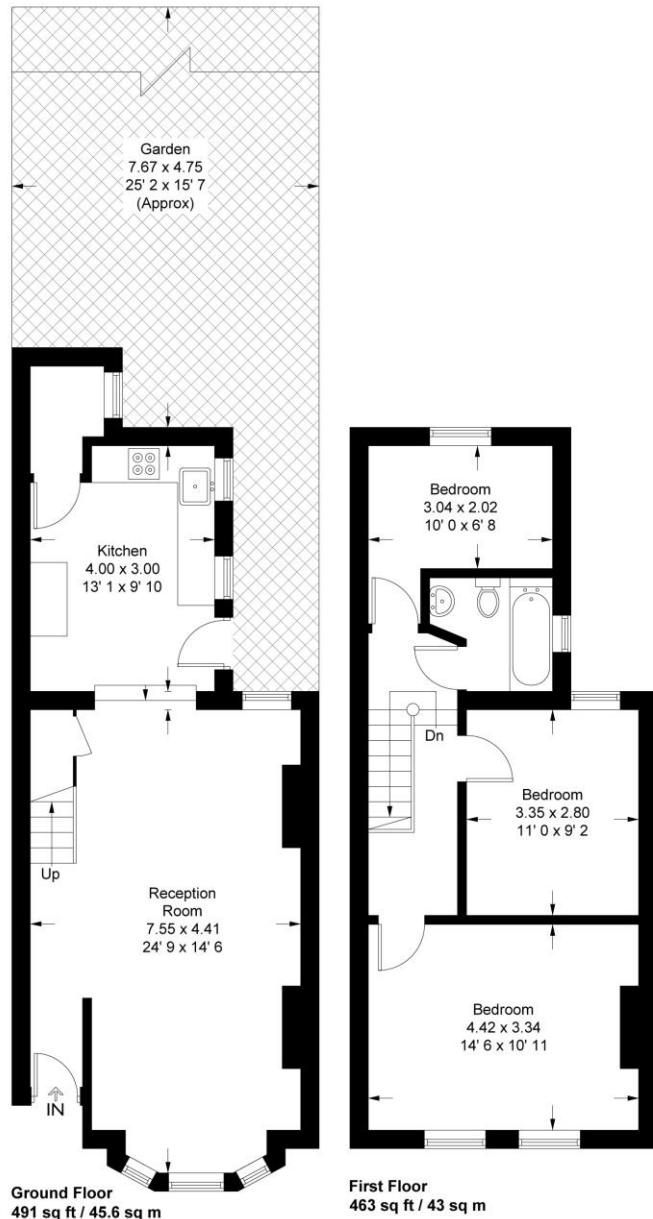
## BELTON ROAD, LEYTONSTONE,

Petty Son and Prestwich are delighted to offer to market this three bedroom mid-terrace family home, within a stone's throw of Leytonstone High Road and 0.1 Miles from the picturesque Langthorne Park. Only 174 feet from Leytonstone High Road, this charming family home enjoys the everchanging bars, cafes and restaurants this exciting area of East London has observed in recent years, in addition to the long standing local favourites. Transport is not a problem from such a central location; surrounded by stations the home is 0.7 miles on foot from the Elizabeth Line (Maryland Station) and a similar distance from the Central Line and overground (Leytonstone High Road Station 0.8 miles and Leyton Station 0.7 miles). Langthorne Park offers picturesque walks and outside exercise space in addition to the nearby Wanstead Flats Conservation area, with its open heathland, forest and lakes providing a welcome green space. Westfield shopping centre is a short walk away, along with the fantastic facilities and beautifully landscaped open spaces of the Olympic Park providing ample opportunity for a coffee alongside a spot of retail therapy. The property itself is well laid out, offering an entrance lobby leading to a large lounge/diner approximately 24' 9 in depth providing a generous space in which to place a good sized lounge and dining suite. A wide opening links an equally wide and modern kitchen, offering plenty of counter and storage space with the added benefit of a good sized walk in larder cupboard. The kitchen also provides access to the homes low maintenance rear garden which has been landscaped to provide a raised decked seating area and lower area decorated in shingle. To the first floor there are three bedrooms, two of which are good sized doubles and a good sized single, in addition to a modern family bathroom.

£625,000 Freehold

- Three bedroom family home • Central Leytonstone location • 24'9 lounge/diner
- Sleek, modern kitchen with pantry cupboard • Low maintenance rear garden • Contemporary bathroom
- Close to a range of transport links • A short walk from green, open spaces
- *Council Tax Band: C* • *EPC Rating: E54*

Approximate Gross Internal Area = 954 sq ft / 88.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

#### Wanstead Office

11 Woodbine Place, Wanstead, London, E11 2RH  
T: 020 8989 2091  
F: 020 8532 9439

