



TOTAL FLOOR AREA: 1884sq. ft. (175.0 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for errors or omissions. The floor plan is provided for information only and should not be used as a basis for any decision. The agent does not warrant the accuracy of the floor plan and does not accept any liability for errors or omissions. The floor plan is provided for information only and should not be used as a basis for any decision. The agent does not warrant the accuracy of the floor plan and does not accept any liability for errors or omissions.

Semi-detached | Four bedrooms | Three receptions

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Cann Hall Road, Leytonstone, E11 3HY
£850,000 Freehold

Energy Efficiency Rating

Current	Potential
64	81

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



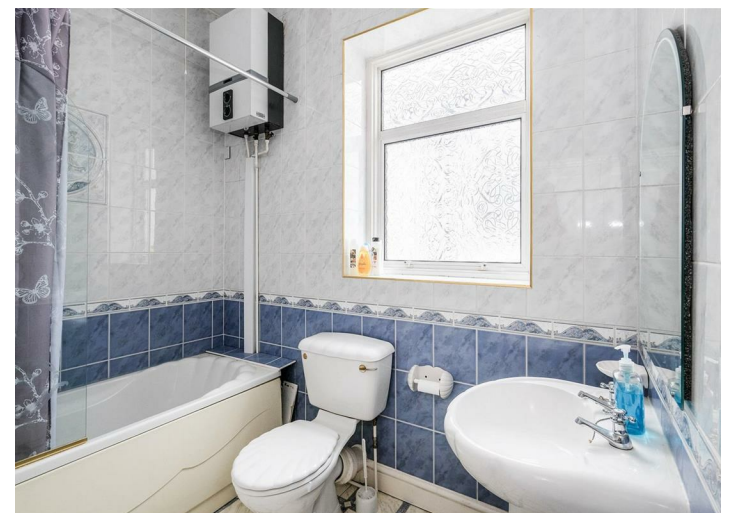
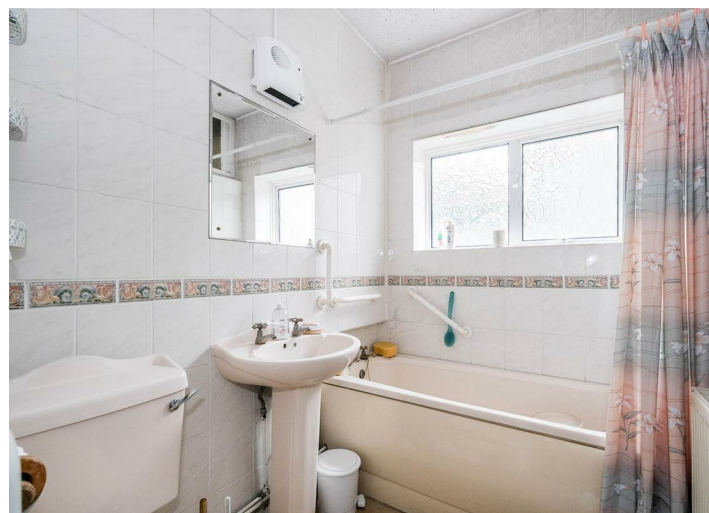
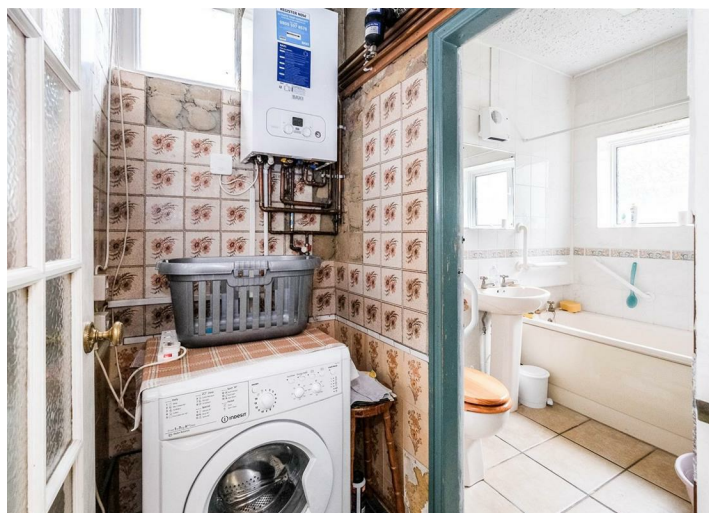
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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To view call **020 8989 0011**
 Email wanstead@churchill-estates.co.uk



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**** No chain - Available to view immediately by appointment ****

Being sold with the added benefit of no onward chain, is this four double bedroom Victorian home offering spacious and well proportioned accommodation throughout.

The ground floor of this semi-detached property comprises a generous entrance hall that leads you into a large front reception featuring a bright bay window, two further receptions, fitted kitchen and a bathroom to the rear. On the first floor there are four doubles bedrooms with a mix of feature fireplaces and a family bathroom. Whilst this home does require modernisation throughout, there is great scope & potential to extend subject to the usual planning permission / consent.

Further benefiting from off street parking for multiple vehicles, double glazing throughout, gas central heating and being located within close proximity to Leytonstone Central line station and High Road (0.7 miles) offering a variety of amenities including popular bars, restaurants, a short walk to the vast open green spaces of Wanstead Flats and the popular Westfield shopping centre being nearby (1.5 miles).

For more information or an appointment to view, please contact the office at your convenience.