



**CHURCHILL**  
estates

Beacontree Road, Leytonstone, E11 3AX  
£800,000 Freehold

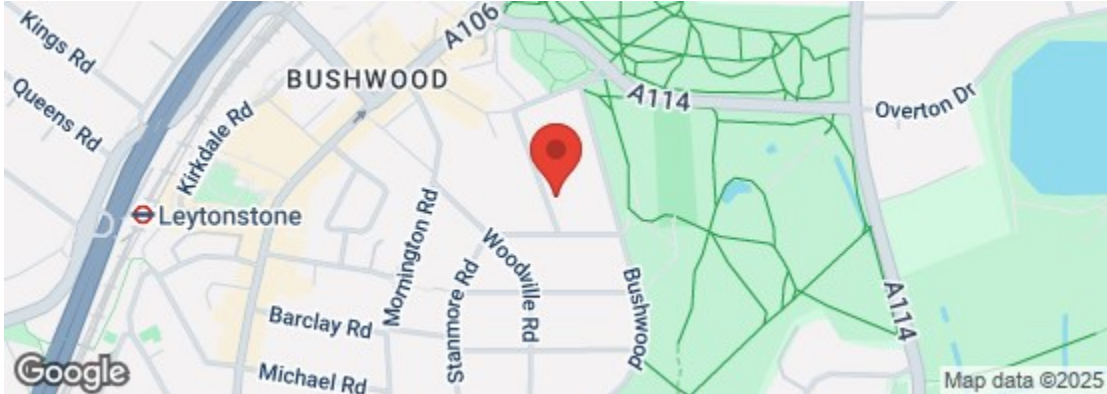
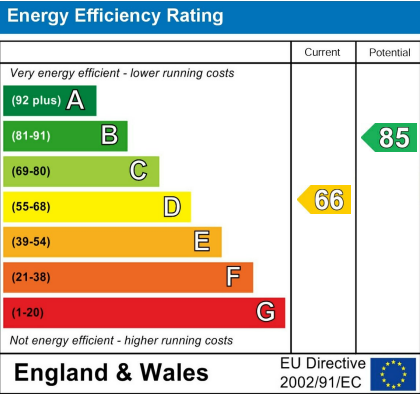
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**

Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft



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.

**CHURCHILL**  
estates





Churchill Estates are pleased to bring to the market this extended three bedroom end of terrace home, located in a quiet and peaceful residential street in the sought after area of Bushwood.

Offering spacious and well maintained accommodation throughout, the ground floor comprises a welcoming entrance hall with under stairs storage cupboard and a separate larder, bright front reception, an extended open plan kitchen/dining room providing a wonderful entertaining space with an abundance of natural light, ample base units and worktop space and also leads into the second reception room. To the rear of the property, you will find the low maintenance garden measuring approximately 60ft in length with decking, shrub borders and a large patio area.

On the first floor you will find two generous double bedrooms, a good size single bedroom and a large fully tiled shower room.

Further benefiting from double glazing throughout, gas central heating, potential to extend further STPP and being within very close proximity of both Leytonstone Central Line Station (0.5 miles) and High Road, with its array of local amenities, cafes, restaurants and bars. This home is also ideally positioned only a very short walk from the expansive greenery of Wanstead Flats, which is part of the beautiful and vast Epping Forest.

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

