



WALLWOOD RD
Waltham
Waltham



Wallwood Road, Leytonstone

£1,500,000

Tenure : Freehold

Floor Area : 2716.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 5

Receptions : 2

Bathrooms : 3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Churchill Estates are pleased to present this exceptional five bedroom brick fronted semi-detached home, ideally located in the highly sought after Upper Leytonstone area.

The home benefits from a double driveway providing ample off street parking and convenient side access to the rear garden. The property enjoys an open outlook to the front with no house directly opposite and pleasant views down Queens Road.

An inviting entrance hallway leads to the main living areas, to the front of the home is a spacious bay fronted living room with a feature fireplace and abundant natural light. Behind this sits a second reception room unique for the area featuring an original rear bay with patio doors opening directly onto the garden. Both receptions offer flexible space for dining, entertaining or relaxing. At the rear a generous fitted kitchen and dining area provides ample workspace, integrated appliances and direct access to the garden. A utility area and downstairs WC add practicality.

Beneath the ground floor a full width basement of approximately 425 sqft with 6ft ceilings provides a versatile space, currently used as a workshop but with potential to convert into a cinema room, office, gym or playroom.

Upstairs the property offers five well proportioned bedrooms, including four doubles and generous single. The front bedroom is a bright bay fronted room with its own en-suite shower room, while the double bedroom directly behind it also benefits from an en-suite creating two private retreats. The remaining bedrooms are generously sized and are served by a modern family bathroom.

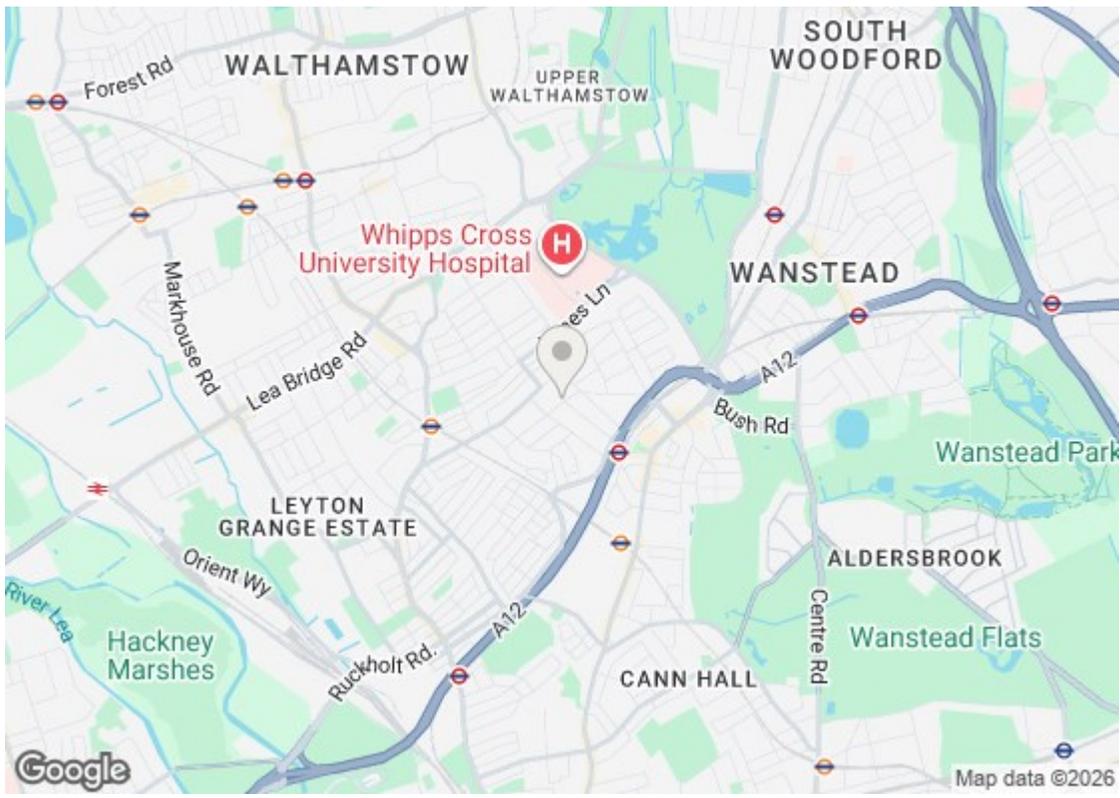
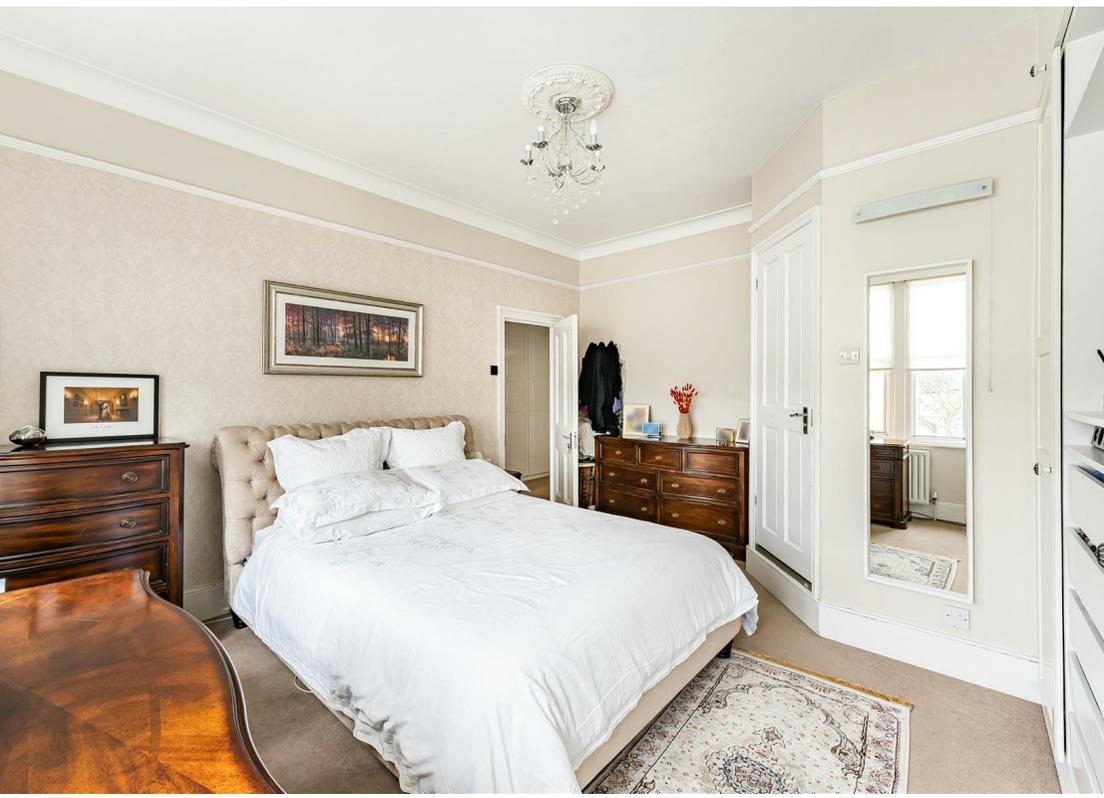
Externally the home boasts a private rear garden of approximately 138ft and a self contained annexe of 363 sqft which features bi-folding doors, a large wet room and a separate storage room making it ideal for guests, a home studio or office space.

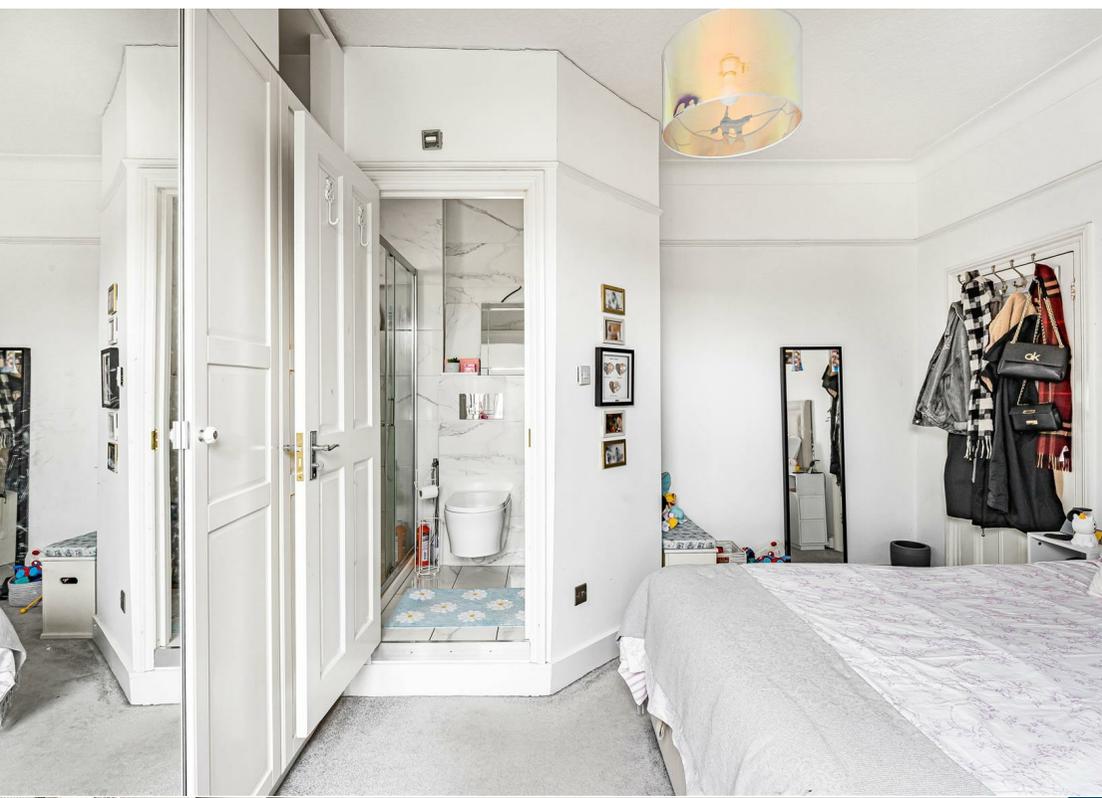
Additional features include gas central heating and double glazing throughout with potential to extend into the loft, subject to planning permission, as neighbouring properties have done.

Families will benefit from a selection of highly regarded schools nearby, including St Stephen's Primary School (0.3 miles), Shaftesbury Primary School (0.4 miles), St Angela's Ursuline School (0.6 miles), and St Bonaventure's RC School (0.7 miles). Transport links are excellent with Leytonstone Central Line Underground Station just 0.6 miles away, providing swift connections into central London.

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







- Exceptional five bedroom brick fronted semi detached home
- Large fitted kitchen / diner incl. integrated appliances
- Five well proportioned bedrooms, incl two with en-suite shower rooms
- Full width basement of approximately 425 sqft with 6ft ceilings
- Self contained annex with power, lighting & wet room
- Highly sought after Upper Leytonstone area
- Large 138ft approx private rear garden
- Driveway providing ample off street parking & side access to the private rear garden
- Potential to extend (Subject To Planning Permission)
- Excellent nearby schools and transport links incl Leytonstone Underground Station

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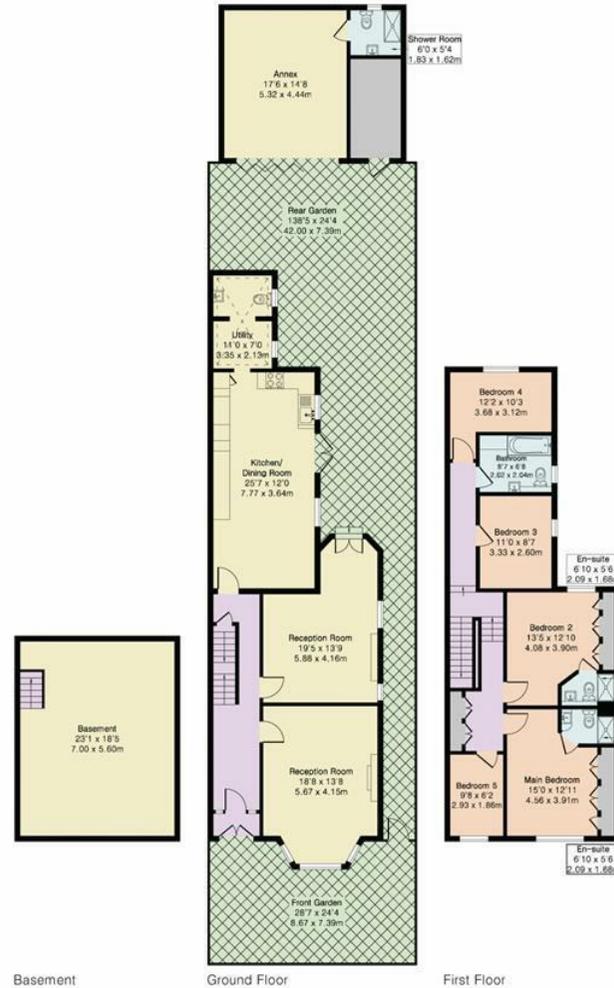
Approximate Gross Internal Area 2716 sq ft - 252 sq m

Basement Area 422 sq ft - 39 sq m

Ground Floor Area 1055 sq ft - 98 sq m

First Floor Area 876 sq ft - 81 sq m

Annex Area 363 sq ft - 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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