



P Permit holders only GGB  
Mon - Fri  
8 am - 6.30 pm

157  
Night: 8 am  
6.30 pm - 11 night

**CHURCHILL**  
estates



# Guernsey Road, Leytonstone

£800,000

Tenure : Freehold

Floor Area : 1023.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Churchill Estates are delighted to bring to the market this beautifully presented three-bedroom Victorian terraced family home. Ideally positioned on a quiet, sought-after residential street in the heart of Leytonstone, being offered with no onward chain.

Bursting with charm offering generous and well balanced accommodation, this is a home that perfectly suits modern family living full of potential.

The ground floor welcomes you with a spacious through lounge, with a charming bay window flooding the space with natural light. Helping to create a warm and inviting atmosphere ideal for both everyday living and entertaining guests. The space flows effortlessly through to the rear of the property, where a generous kitchen is fitted with a range of integrated appliances and provides ample room for dining. From here, doors lead directly out to a private patioed rear garden.

The first floor provides three generously sized double bedrooms, each offering excellent proportions and flexibility. The main bedroom is positioned to the front and spans the full width of the property, creating an impressive space with ample room for wardrobes and additional furnishings. Completing the floor is a stylish fully tiled family bathroom, fitted with a modern three-piece suite comprising a bath with overhead shower, wash hand basin and WC, offering both practicality and a clean contemporary finish. In addition the property benefits from a substantial loft space, presenting superb potential for future extension or conversion (subject to the usual planning consents), allowing buyers the opportunity to further enhance the living space and add long-term value.

The location is a standout feature being within walking distance to Leytonstone Central Line Station (0.5 miles) and is particularly well suited to families, being within close proximity to the Ofsted outstanding rated Davies Lane Primary School (0.9 miles) as well as a variety of local shops, cafes, green spaces and amenities that contribute to Leytonstone's strong community feel.

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







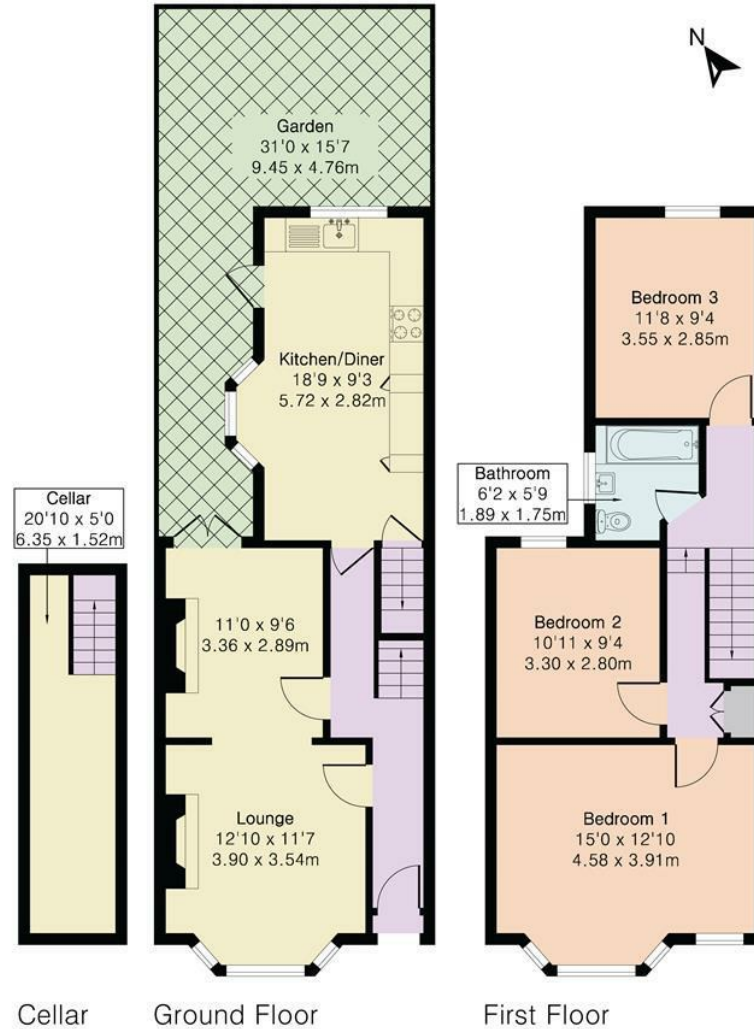
- Offered with no onward chain
- Located on a quiet residential street in the heart of Leytonstone
- Generous kitchen/diner with integrated appliances
- Cellar
- Close to well regarded local schools, shops, cafes and green spaces
- Three bedroom terraced family home
- Spacious through lounge featuring a charming bay window
- Private low maintenance rear garden
- Potential to extend (subject to planning permission)
- Leytonstone Central Line Station (0.6 miles)





**Approximate Gross Internal Area 1023 sq ft - 95 sq m**

Cellar Area 104 sq ft – 10 sq m  
Ground Floor Area 465 sq ft – 43 sq m  
First Floor Area 454 sq ft – 42 sq m



Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**

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