



CHURCHILL
estates



Cann Hall Road,
Leytonstone

Offers In Excess Of
£475,000

Tenure : Freehold

Floor Area : 850.35 sq ft


Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Churchill Estates are pleased to present this three bedroom mid terrace family home, offered to the market chain free and providing spacious accommodation throughout.

The ground floor features a bright front reception room with a bay window, along with a good sized kitchen to the rear offering direct access to a low maintenance garden.

Upstairs the property comprises two sizeable double bedrooms, a generous single bedroom and a three-piece family bathroom.

There is also excellent potential for a loft conversion (subject to the usual planning permissions), with the current loft space already boarded and decorated.

Further benefits include double glazing throughout and gas central heating. The home is conveniently located within close proximity to Leytonstone Central Line station and Leytonstone High Road (0.7 miles), offering a variety of amenities including popular bars and restaurants. The vast open green spaces of Wanstead Flats are a short walk away, and Westfield Stratford City is also within easy reach (1.5 miles).

For more information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.







- Three bedroom mid terrace family home
- Bright through lounge with bay window
- Upstairs family bathroom
- Potential for future extension (STPP)
- Walking distance to Wanstead Flats
- Offered with no onward chain
- Two spacious double bedrooms & one generous single
- Private rear garden
- Leytonstone Central Line Station 0.7 miles
- Council Tax Band: C



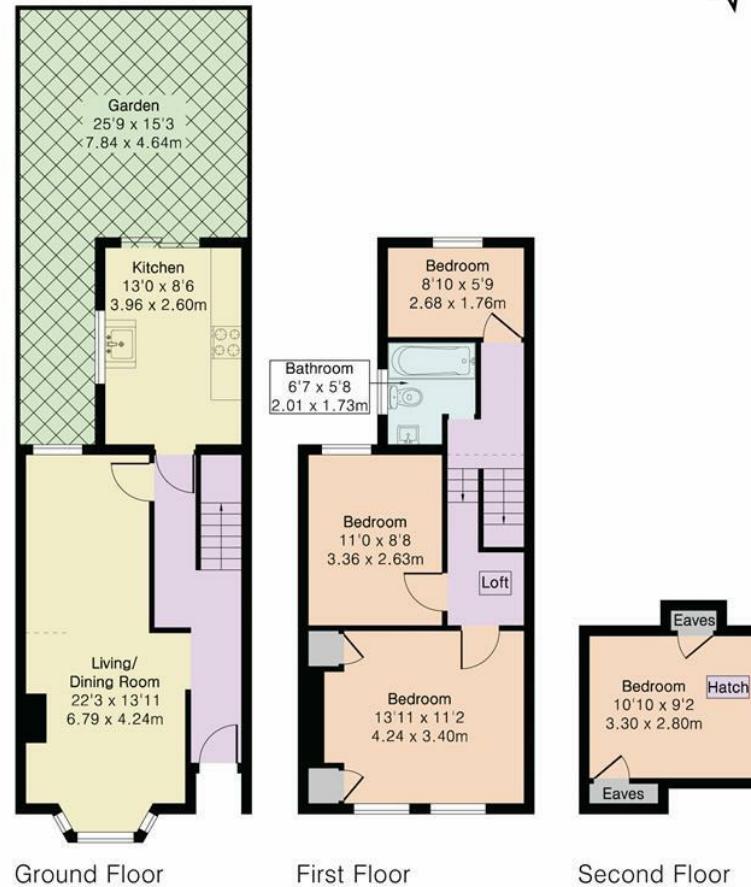


Approximate Gross Internal Area 960 sq ft - 89 sq m

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m

Second Floor Area 99 sq ft – 9 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.

CHURCHILL
estates

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

CHURCHILL
estates