



HARRINGTON ROAD E11

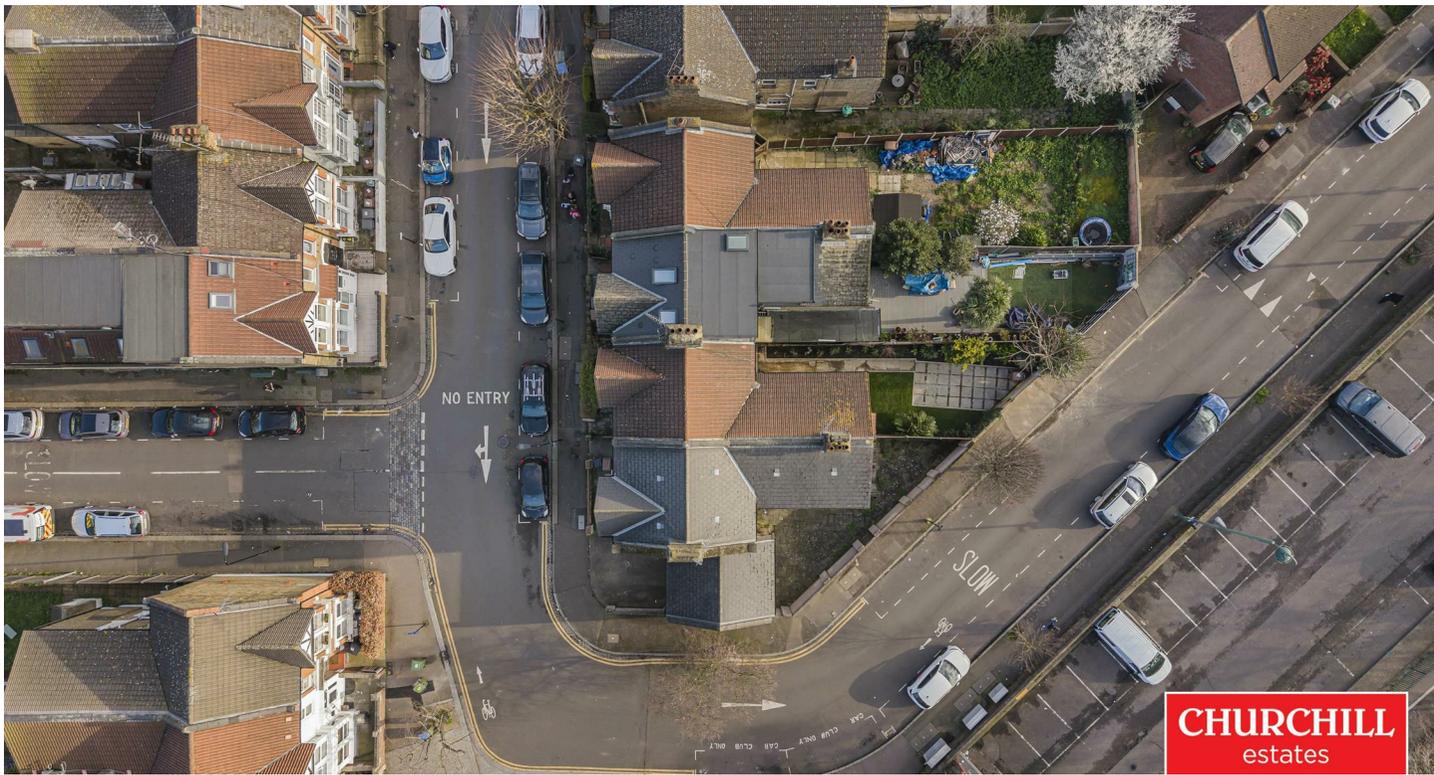


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Harrington Road, Leytonstone

£875,000

Tenure : Freehold

Floor Area : 1289.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



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



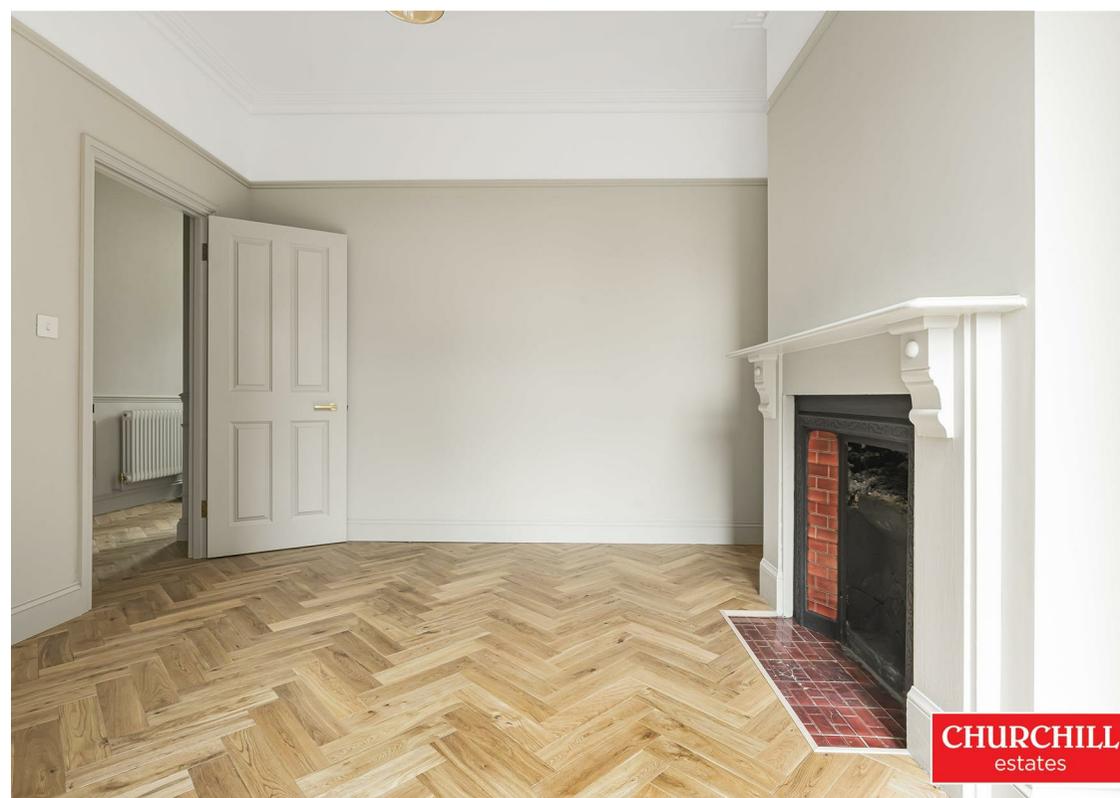
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Churchill Estates are delighted to present a stunning brick fronted three double bedroom terraced home, offered with no onward chain.

Fully refurbished to an exceptional standard the property seamlessly blends period character with contemporary living. The impressive double bay frontage provides excellent kerb appeal and welcomes you into a home thoughtfully designed for modern family life. All refurbishment works have been completed to an expert level with high quality craftsmanship throughout and importantly come with guarantees and warranties for complete peace of mind.

The front reception room features a large bay window and an original feature fireplace, creating a bright yet characterful living space. To the rear the second reception room also boasting its own original fireplace provides an ideal dining area and opens directly onto the private south west facing garden. The hallway enhanced by decorative coving and elegant panelling leads to a convenient downstairs W/C and provides access to the basement, offering valuable additional storage space.

The kitchen is positioned at the rear of the property and is both spacious and light filled overlooking the garden. Generous in size it comfortably accommodates a small dining area ideal for everyday family meals. It is fitted with brand new integrated appliances all covered by warranties, offering both style and practicality.

The ground floor is laid with striking wood herringbone flooring enhancing the sense of quality and flow throughout, while upstairs is finished with a beautiful cream carpet adding warmth and comfort. The landing also features attractive wall panelling continuing the home's refined finish.

Upstairs there are three generous double bedrooms each retaining its own original feature fireplace. The main bedroom at the front benefits from an attractive bay window creating a bright and airy focal point. The family bathroom is stylishly appointed with a bath and overhead shower, wash basin and WC complemented by beautiful green tiling and gold fittings that adds a contemporary yet elegant finish.

Externally the south west facing garden is thoughtfully arranged with a patio area perfect for entertaining, a well-maintained lawn and an external storage cupboard providing useful additional space. Off street parking is available to the rear accessed conveniently via Vernon Road.

Situated within the highly desirable area of Leytonstone the property enjoys a quiet residential turning while being just a short distance from Leytonstone Underground Station (Central Line), offering fast and convenient access into central London.

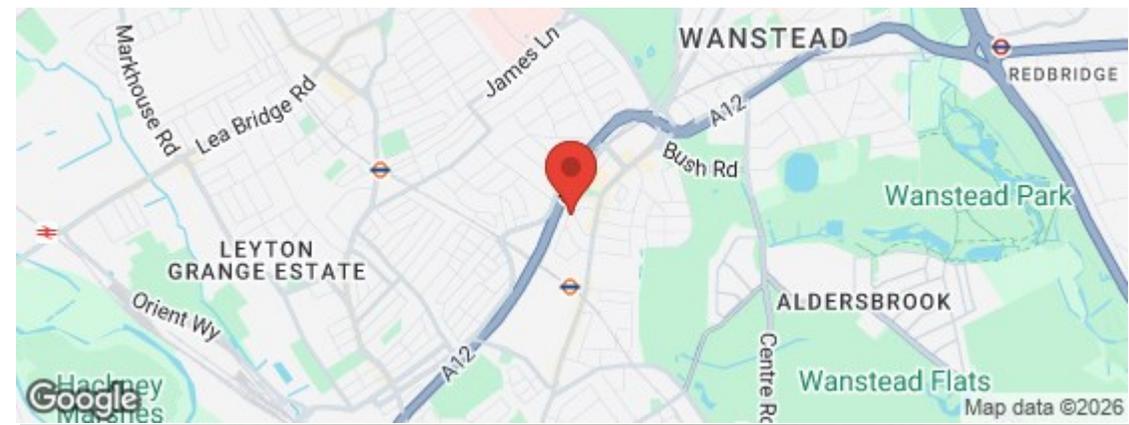
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

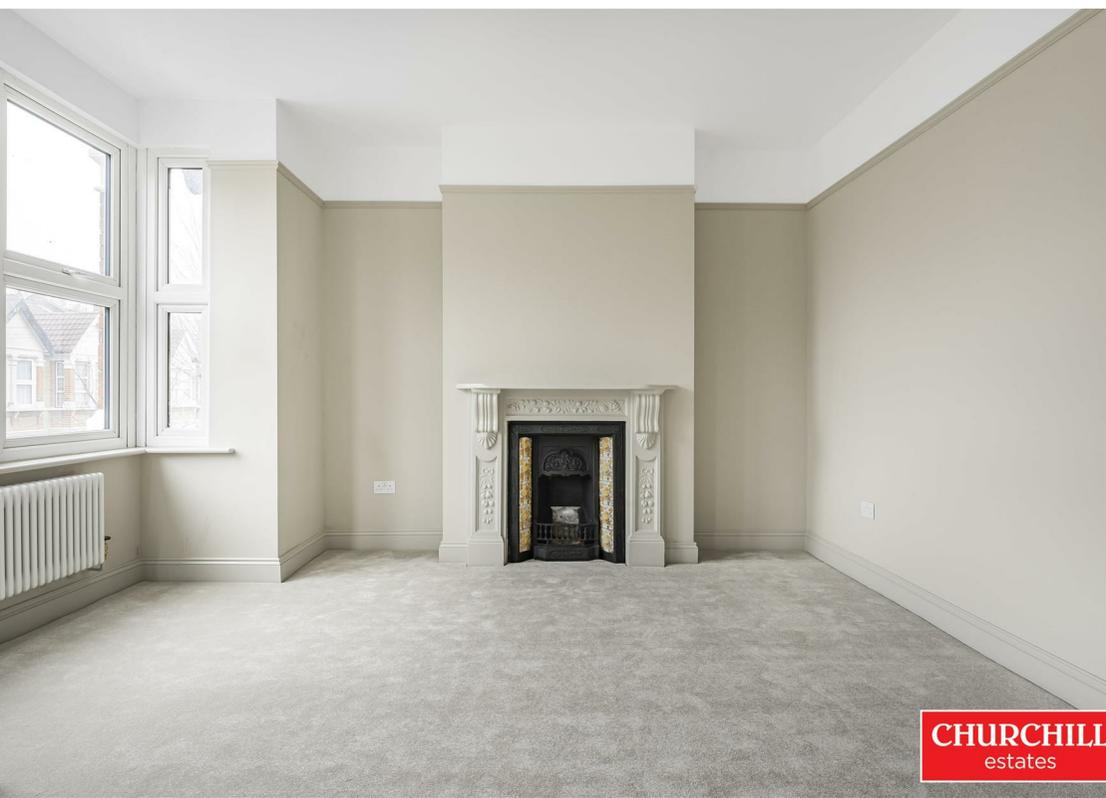






- Stunning brick fronted three double bedroom terraced home
- Fully refurbished to an exceptional standard
- Period features combined with modern living
- Private south west facing rear garden
- Basement
- Being sold with no onward chain
- Impressive double bay frontage providing excellent kerb appeal
- Potential for further extension to the rear and loft
- Off street parking to the rear accessed via Vernon Road
- Council tax band: D



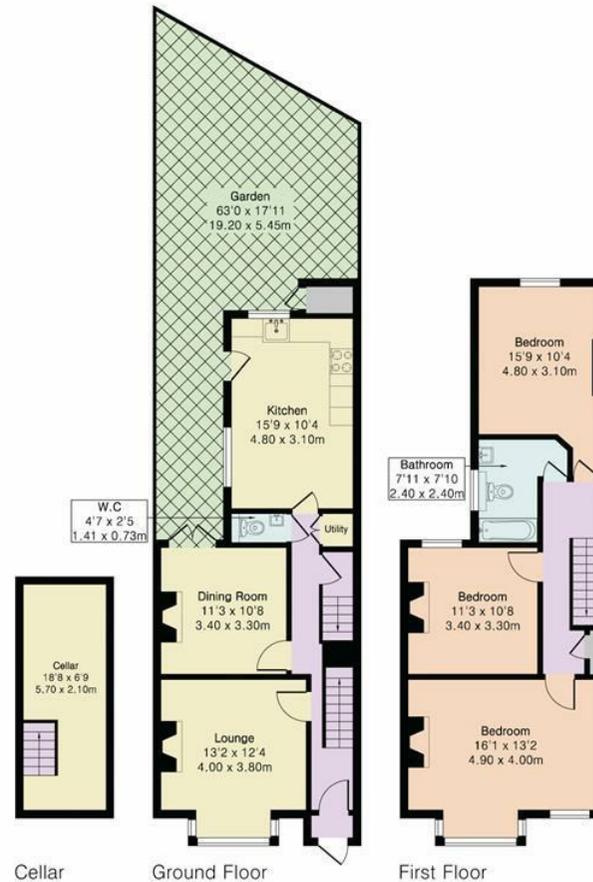


Approximate Gross Internal Area 1289 sq ft - 119 sq m

Cellar Area 129 sq ft - 12 sq m

Ground Floor Area 576 sq ft - 53 sq m

First Floor Area 584 sq ft - 54 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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