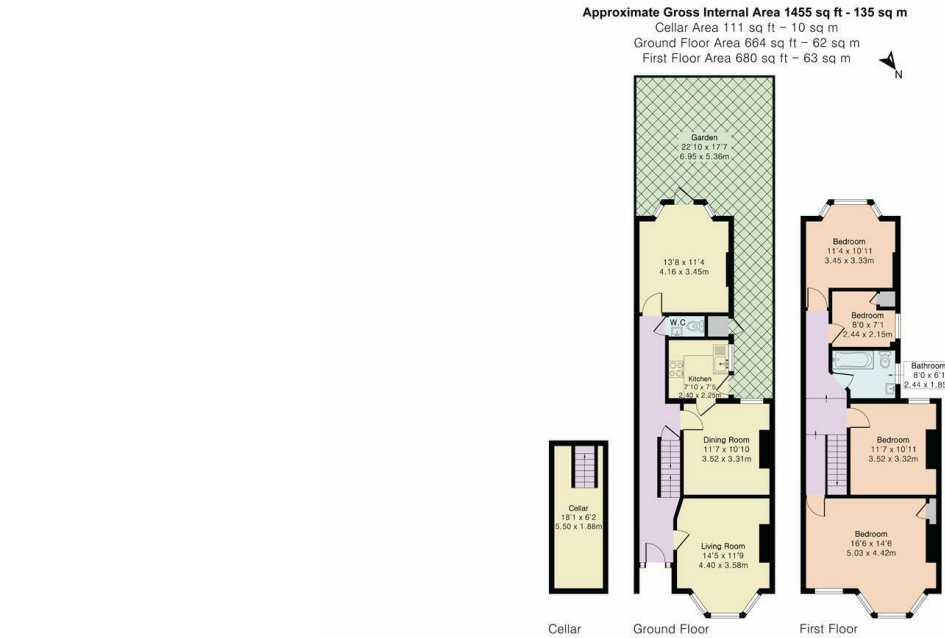




PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation 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

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

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



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

Chertsey Road, London, E11 4DG
Guide Price £825,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

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



Churchill Estates are delighted to bring to the market this beautifully presented four-bedroom Victorian terraced family home. Ideally positioned on a quiet, sought-after residential street in the heart of Leytonstone, this property is offered with a complete chain.

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

The ground floor welcomes you with a spacious reception room featuring a charming bay window that floods the room with natural light, alongside beautiful cornicing and period features. This creates a warm and inviting atmosphere, ideal for everyday living or entertaining guests. Beyond this, a dining room overlooks the private rear garden, and a fitted kitchen offers plenty of cupboard space with direct access to the garden. At the rear of the house, there is an additional reception room currently used as a sitting room, also with a bay window and garden access. The ground floor further benefits from a dry cellar, a porch, and a stained-glass front door leading to an entrance hall adorned with beautiful overhead features.

The first floor comprises three generously sized double bedrooms and a spacious single room, all offering excellent proportions and flexibility. The main bedroom spans the full width of the property at the front, providing ample space for wardrobes and additional furnishings. Completing this floor is a family bathroom with a three-piece suite including a bath with overhead shower, wash hand basin, and WC. Additionally, the property boasts a substantial loft space, offering superb potential for future extension or conversion (subject to the usual planning consents), allowing buyers to further enhance the living space and add long-term value.

The location is a standout feature, being within walking distance of Leytonstone Central Line Station (0.5 miles) and close to the Ofsted Outstanding-rated Davies Lane Primary School (0.9 miles). The property is also conveniently positioned near a variety of local shops, cafes, green spaces, and amenities, all contributing to Leytonstone's strong sense of community.

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

