



**CHURCHILL**  
estates



# Forest Road, Leytonstone

Offers In Excess Of  
£625,000

Tenure: Freehold

Floor Area: 624.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 90        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 69                         |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |











Churchill Estates are delighted to present this charming two-bedroom brick fronted period cottage, being sold with no onward chain.

The property provides well balanced accommodation throughout, including a spacious open-plan through lounge/dining room. The lounge enjoys a cosy feature fireplace and a lovely bay window to the front, while the dining area is enhanced by beautiful William Morris wallpaper.

A small front garden sets the property back from the road, adding privacy and curb appeal.

The stylish kitchen features modern grey gloss units and provides direct access to the private south facing garden, offering a peaceful outdoor space for relaxing or entertaining.

Upstairs, there are two generously sized double bedrooms, with the front bedroom benefiting from built in wardrobes and a contemporary three-piece family bathroom.

Blending period charm with modern convenience, this attractive terraced home is perfectly suited to first time buyers, couples or those seeking a desirable East London lifestyle. The property is ideally located in the ever popular Upper Leytonstone, just 0.6 miles from Leytonstone Central Line station and moments from the vibrant High Street, with its array of independent shops, cafes, restaurants and pubs.

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

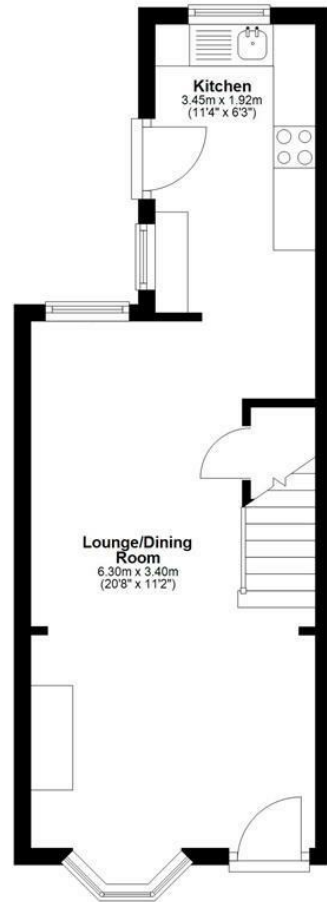






### Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



### First Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 58.4 sq. metres (628.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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To view call **020 8989 0011**