

Terraced House - Three bedrooms - Freehold



TOTAL FLOOR AREA: 1055sq ft. (98.0 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan depicted herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
 Made with floorplan 10022

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	



- Dual Aspect Living Space
- Contemporary Fully Tiled Bathroom
- Potential To Extend STPP
- Close Proximity To Westfield Shopping Centre & The Olympic Park
- Terraced House
- Modern Fitted Kitchen
- Ground Floor W/C
- Walking Distance To Wanstead Flats
- Council Tax band C
- EPC Rating: C

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.



Elsham Road, Leytonstone, E11 3JH
 Offers In Excess Of £610,000 Freehold



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Churchill Estates are pleased to bring to the market this wonderfully presented three-bedroom terraced house set within a quiet residential turning in Leytonstone.

This attractive family home is arranged over two floors spanning just shy of 100sqm.

The ground floor comprises an expansive, dual aspect through lounge with a feature bay window and attractive exposed brick chimney breast. Spacious modern fitted kitchen with ample storage cupboards and work surface space. Ground floor W/C and conservatory leading onto your beautiful secluded rear garden.

On the first floor you will find two substantial double bedrooms, generous single room, a contemporary fully tiled bathroom suite and access to a vast loft space currently being used as storage but offering the potential for future extension STPP.

The location of this stunning home is fantastic, you are within walking distance to the open green spaces Wanstead Flats has to offer, whilst being within easy reach of Westfield Shopping Centre and the Olympic Park. With excellent transport links including Leytonstone Over Ground Station (0.6 miles) and Leytonstone Underground Station (1 mile).

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