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Cheltenham Road, Leyton

Offers In Excess Of
£575,000

Tenure : Freehold

Floor Area : 659.00 sq ft

Local Authority : Walrham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(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	



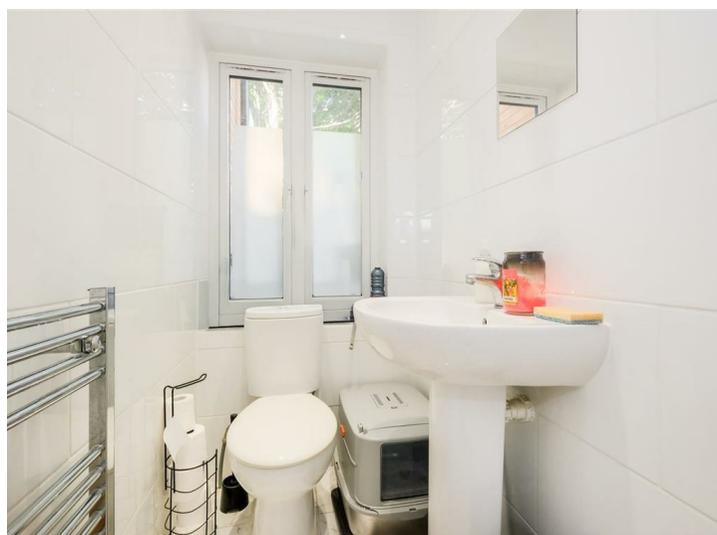
Nestled on the desirable Cheltenham Road in Leyton, this recently refurbished house presents an excellent opportunity for those seeking a modern and comfortable living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect area for relaxation or entertaining guests.

One of the standout features of this house is the off-street parking, accommodating up to three cars, which is a rare find in Leyton.

Location is key, and this property does not disappoint. It is within walking distance to Leyton High Road, where you will find a variety of shops, cafes, and local amenities to cater to your daily needs. The vibrant community and excellent transport links make this area highly desirable for those looking to enjoy the best of London living.

In summary, this charming house on Cheltenham Road offers a blend of modern comfort, convenience, and a prime location, making it a perfect choice for anyone looking to settle in this lively part of London. Don't miss the chance to make this delightful property your new home.

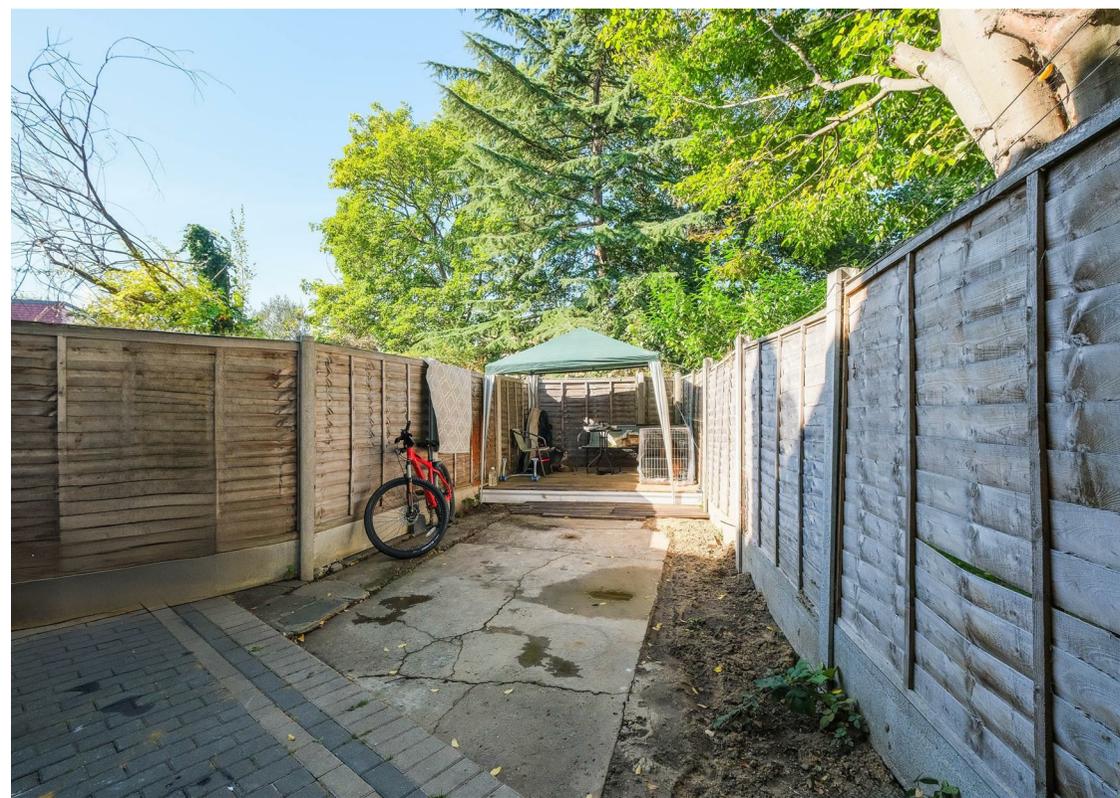
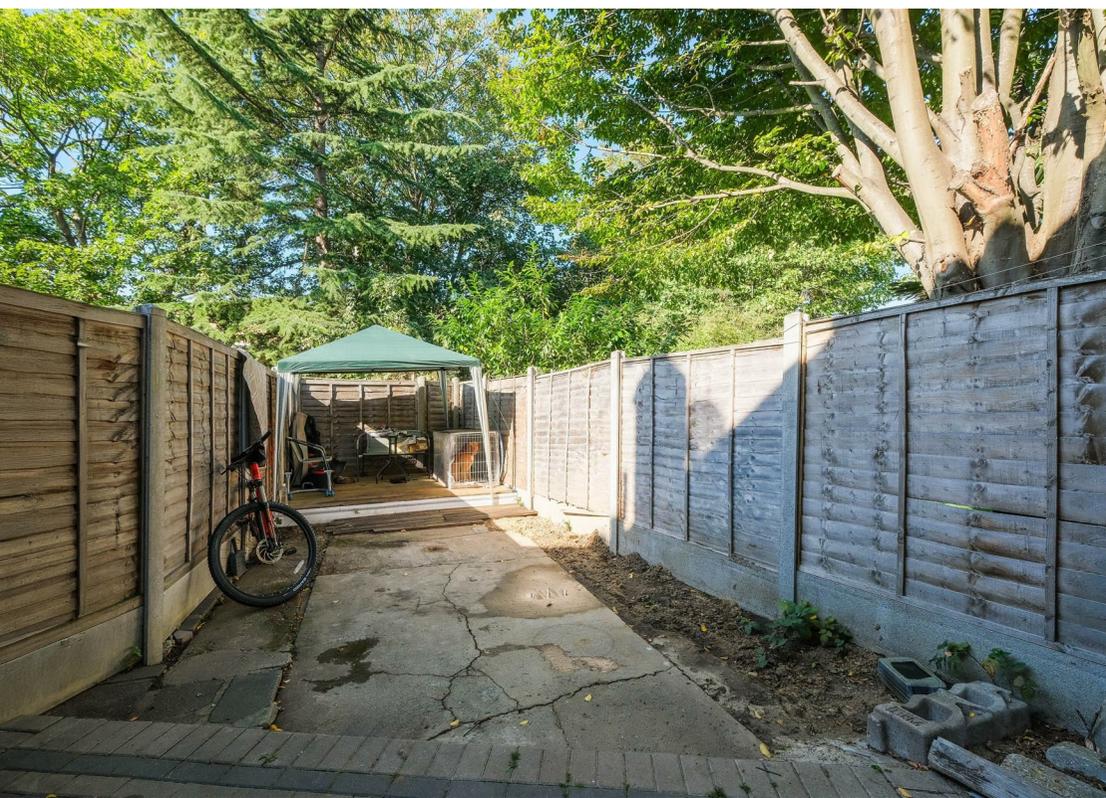




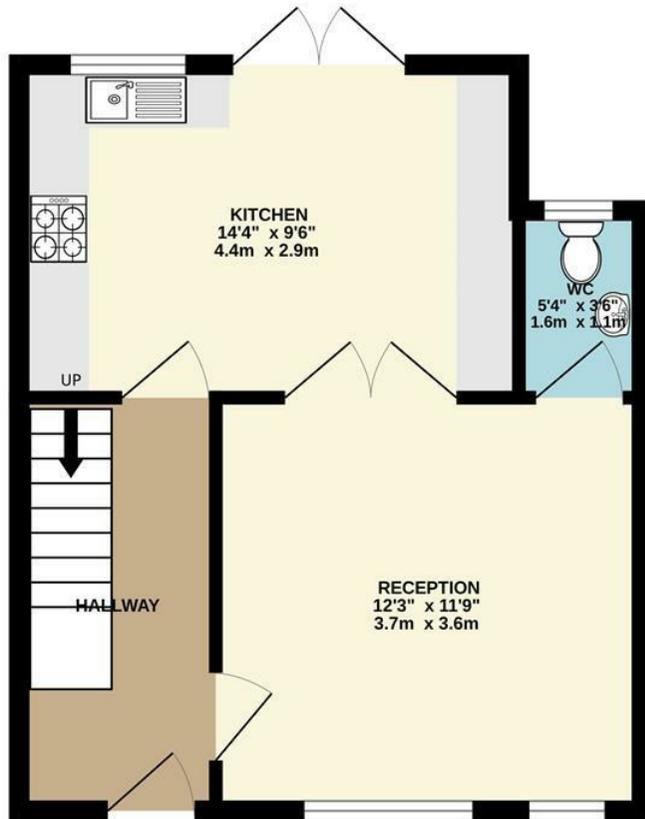


- 2 bedroom
- Off street parking for 3 cars
- Close to local amenities
- Refurbished property
- Close to Leyton high road





GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

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