



**Cann Hall Road Leytonstone E11 3JQ**

**Two Bedroom End of Terrace House With Off Street Parking For 2 Small Cars £545,000 F/H**





This two-bedroom end-terrace house presents an exciting opportunity for those seeking a property with immense potential. Boasting a traditional design, this residence is a canvas waiting to be transformed into a stylish and comfortable family home.

The property offers two generously sized bedrooms, providing ample space for a growing family or the perfect home office setup.

Enjoy the flexibility of two distinct reception areas, ideal for creating a cozy living space and a formal dining room. The layout caters to various lifestyle preferences and family needs.

The first-floor bathroom is not only spacious but also equipped with supplementary programmable heating, adding a touch of modern comfort to this classic home. The property also benefits from a ground floor W/C.

A rare find in this location, the property comes with the added convenience of off-street parking for two small cars, ensuring ease and accessibility. This area is covered by 2 CCTV cameras which will remain.

Step into the private rear garden, offering a peaceful retreat for outdoor activities and potential for landscaping creativity. Side access enhances the practicality and usability of the outdoor space. The side access will prove invaluable should you decide to extend the property.

The property presents a fantastic opportunity for those with a vision, as it requires modernisation. This blank canvas allows you to tailor the space to your taste and lifestyle.

With its well-designed layout and generous rooms, this property has the potential to become a warm and inviting family home.

Nature enthusiasts and outdoor lovers will appreciate the close proximity to Wanstead Flats, offering a green escape for leisurely strolls, picnics, and recreational activities.

Cann Hall Road is known for its convenience, providing easy access to local amenities, schools, and transport links. Leytonstone High Road Station is within reach, connecting you to Central London and beyond.

**Entrance Via**  
double glazed front door with secondary door to:

**Hallway**  
stairs ascending to first floor - wall mounted electric meter and consumer unit - radiator - doors to:

**Reception One**



double glazed three splay bay window to front elevation with window shutters - two radiators - power points.

**Reception Two**



double glazed window to rear elevation - storage cupboard - power points - opening to:

**Kitchen**



double glazed window to side elevation - Vent Axia Extractor Fan - cupboard housing gas meter - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space for fridge/freezer - tiled splash backs - power points - radiator - vinyl floor covering - partially glazed door to:

**Kitchen**



**Lean To**  
window - door to rear garden - door to:

**w/c**



wall mounted Vokera boiler - low flush w/c.

**First Floor Landing**  
access to loft with Vent Axia extractor fan - storage cupboard - carpet to remain - doors to:



### Bedroom One



two double glazed windows with window shutters to front elevation - storage cupboard - radiator - power points.

### Bedroom Two



double glazed window with window shutter to rear elevation - storage cupboard - radiator - power points.

### Bathroom



double glazed window to rear elevation with window shutter - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - radiator - supplementary programmable heating - storage cupboards - carpet to remain.

### Bathroom



### Rear Garden



mainly laid to lawn with flower and shrub borders - side access.

### Rear Garden



### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

#### **Referral Services**

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors £200.00 + VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### **Opening hours**

Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

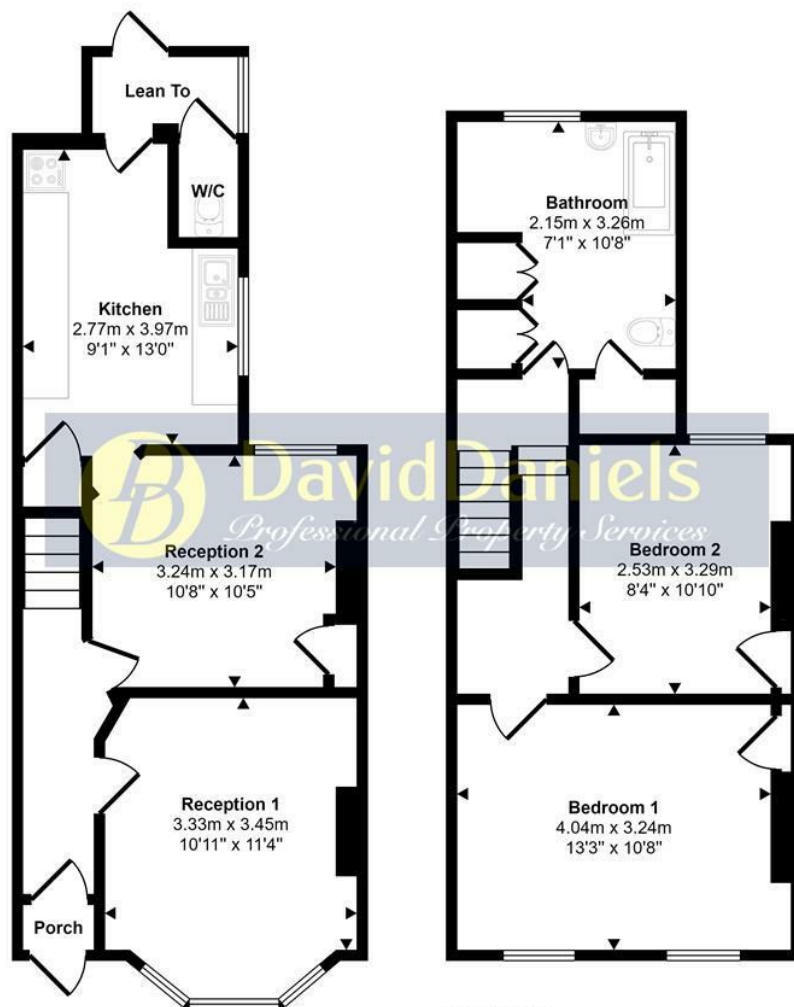
Saturday: 9.30 am - 5.00 pm

#### **Viewing**

To view this property please call us to make an appointment on 020 8555 3521.

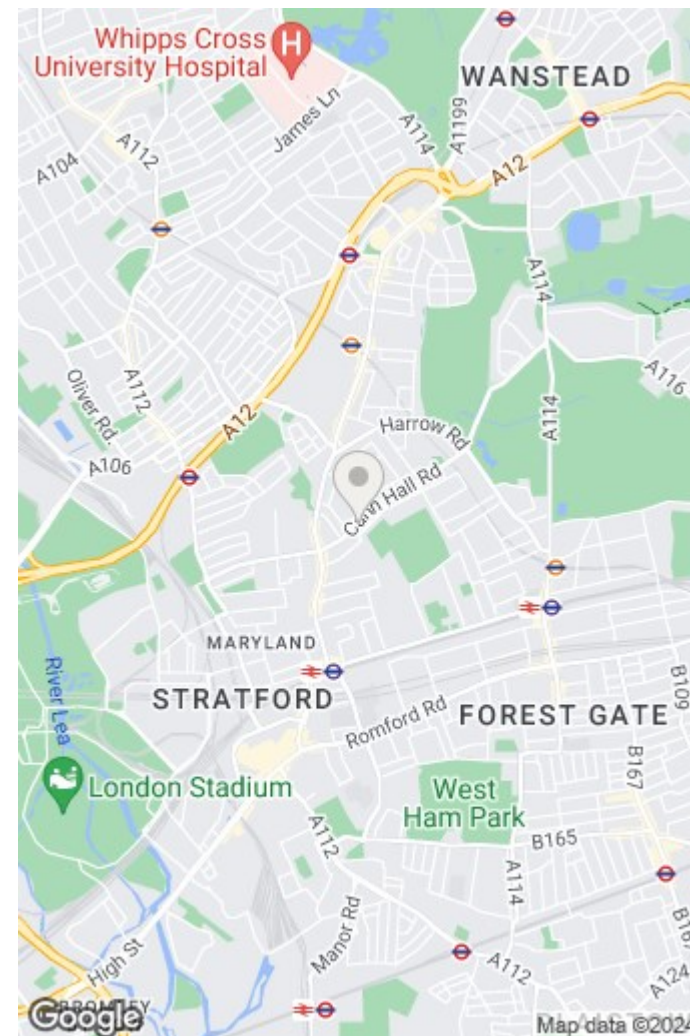


Approx Gross Internal Area  
86 sq m / 924 sq ft



**Ground Floor**  
Approx 44 sq m / 473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	56	56	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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