



CHURCHILL
estates



Nottingham Road,
Leyton

Price Guide £725,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest

Council Tax Band : D


Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

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



Guide price £725,000 - £775,000. A Spacious Three Bedroom Semi-detached Edwardian character family home which situated in the favoured location on the Barclay Estate, offering well proportioned living accommodation, this lovely property boasts a wealth of features, including spacious porch with Pulpit staircase in the hallway, Parquet Flooring, feature fireplaces to name just a few. With it's generous accommodation presently arranged over two floors, the property still offers the opportunity to extend up in to the loft as well as to the rear if so desired. The property also offers a manicured rear garden.

Essex Road offers accessibility to Leytonstone Central Line Station & Walthamstow Central Stations (0.8 mile) Wood Street Main Line Station (0.6 mile) and Leyton Midland Station (Gospel Oak to Barking Line (0.6 mile) as well as excellent Bus Services, in addition the property is conveniently positioned for the Lea Bridge Road Cycleway giving access into Dalston and the City beyond, whilst also being a short drive to the M11, A406 and A12.

If you are looking for a spacious, character home with potential to grow, now or in the future, then look no further, this one fits the bill.

Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Call one of our team now on 0208 503 6060 to book your slot to view.

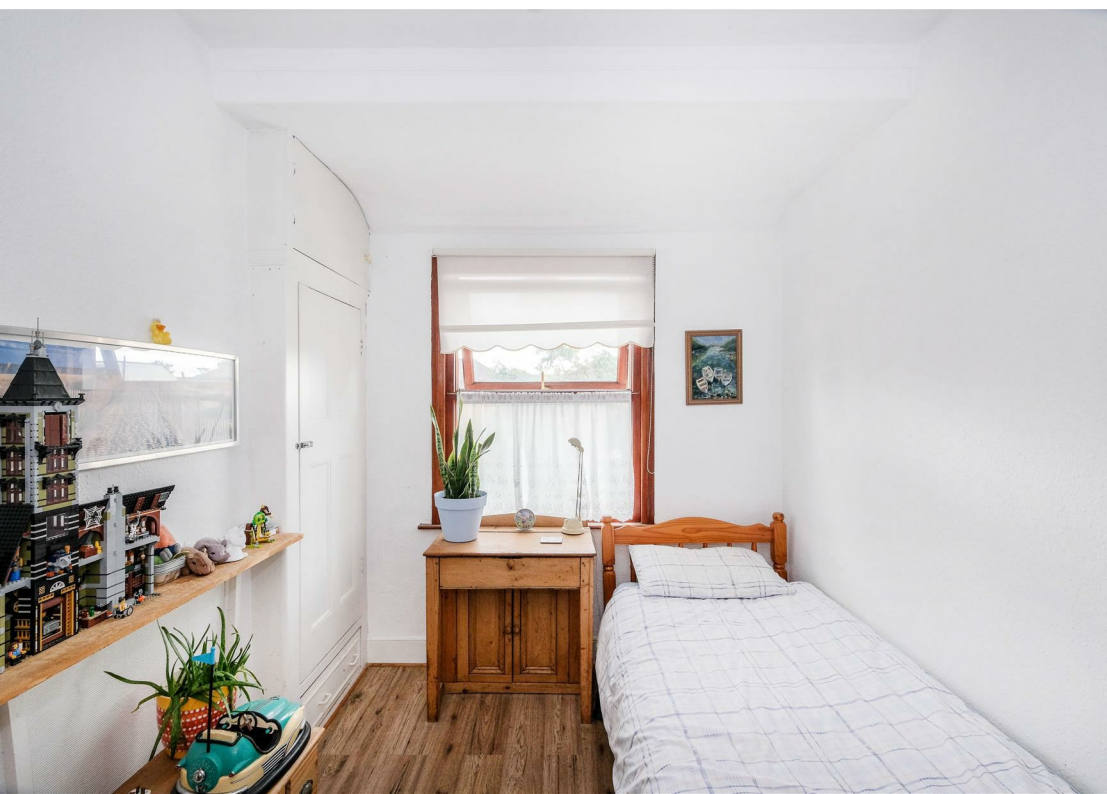




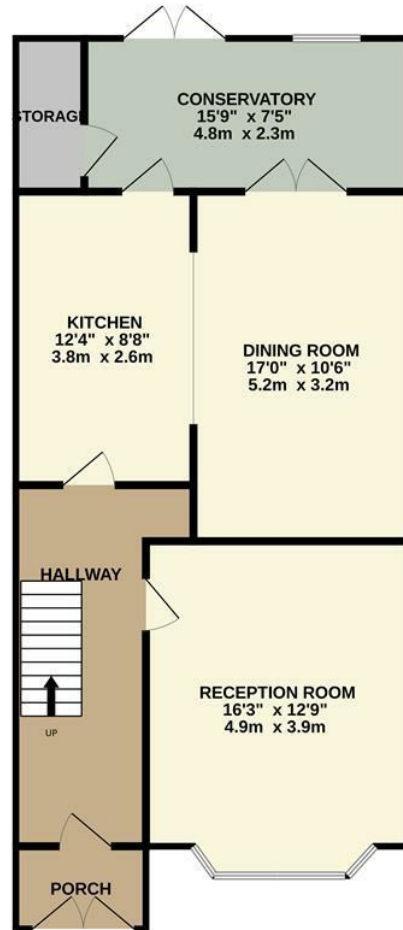


- Spacious three bedroom semi detached
- Close proximity to a plethora of Station
- Original Features
- Edwardian
- Potential to extend (STPP)
- pulpit staircase to Hallway

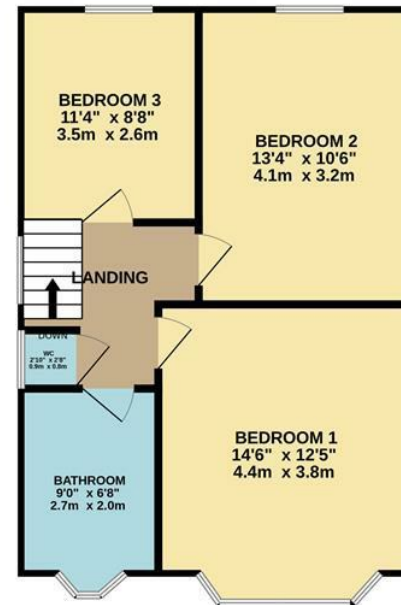




GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



THREE BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 1321 sq.ft. (122.8 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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To view call **0208 503 6060**

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