



P Resident Permit holders only
Mon - Fri
8am - 6.30pm

5T
M night - 8am
6.30pm - M night

CHURCHILL
estates

Moyers Road, Leyton

Guide Price £625,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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	



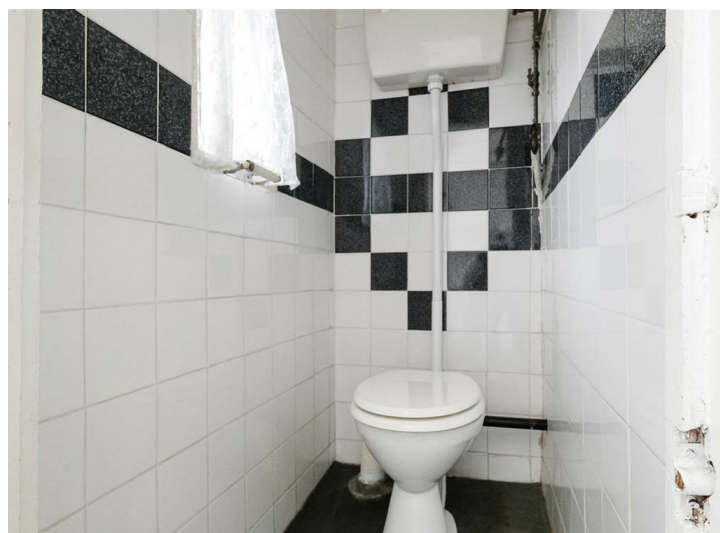
RECENTLY REDUCED -GUIDE PRICE £625,000-£675,000. A spacious three bedroom older style family home located just a couple of minutes from Leyton Midland Road station, whilst also being a stroll to Francis Road/Leyton Village.

Being adjacent to Midland Road Arches which are fast becoming another of Leyton's go-to spots. Enjoying The Gravity Well Taproom with its 3 core beers 'Cosmic dust' 'Termination Shock' & 'Galaxies apart' for craft beer lovers, in addition there is the highly popular Burnt Steakhouse BBQ Joint, inspired by US style barbeques and set next door to FIT AS _ Leyton Fitness Studio, to work off those guilty pleasures. Leyton Midland Road Station (Gospel Oak to Barking Line) which also gives access to Blackhorse Road Station (2 stops) for the Victoria line, is just around the corner having Perky Blenders en-route for that wake up coffee too. Alternatively less than a mile away is Leytonstone Central Line Station. Abbots Park Park & Gardens is just a short stroll, as is Leyton Cricket Ground and Jack Cornwell Park Playground.

This Older Style property offers spacious living accommodation arranged over two floors, offering excellent scope to extend and re-model to create your ideal home.

Offered on a CHAIN FREE basis, viewing comes highly recommended.

Tenure: Freehold
EPC Rating: C 69
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Council Tax Band: C

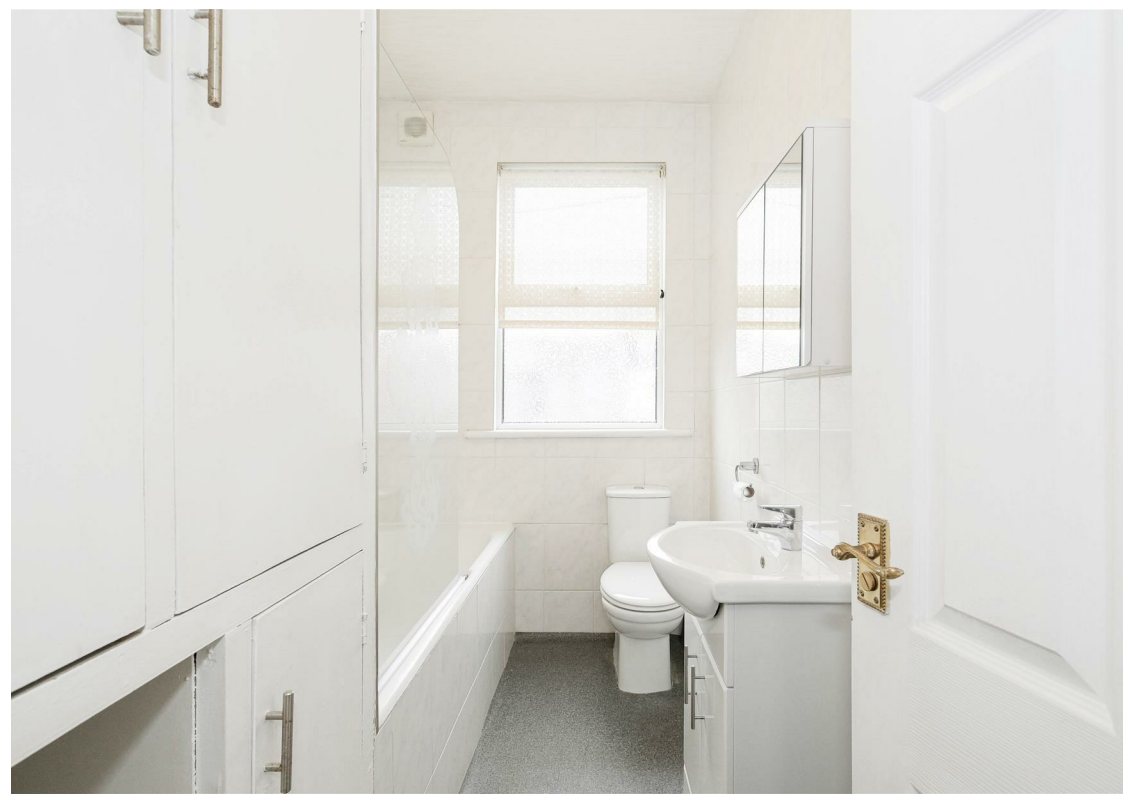




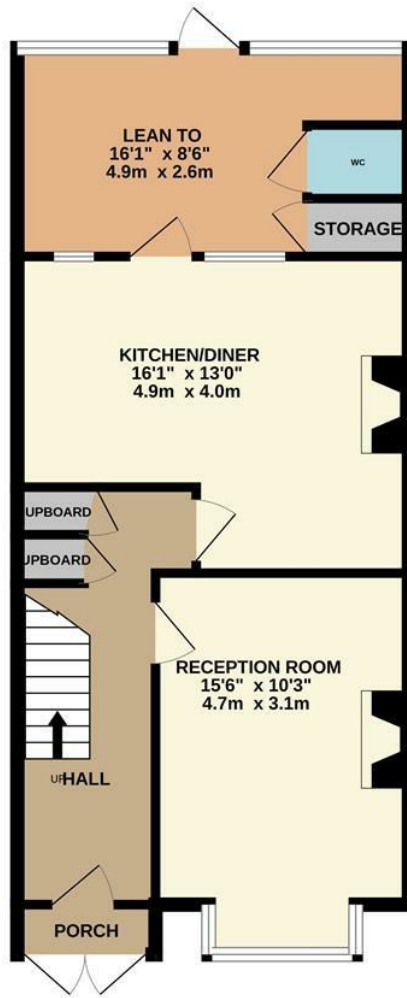


- Three Bedrooms
- Kitchen/Diner
- Chain Free
- Accessible Stations
- First Floor Bathroom
- Gas Central Heating
- Excellent Potential
- Close Leyton Midland Station

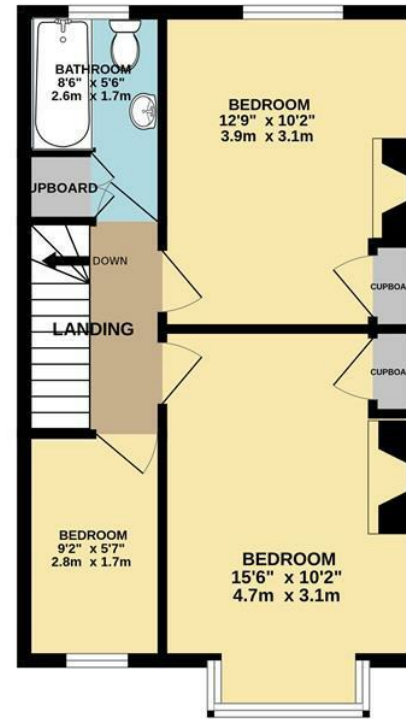




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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