



CHURCHILL
estates



Halford Road,
Leyton

Guide Price £1,000,000

Tenure : Freehold

Floor Area : 1603.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D


Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Asking price: £1,000,000-£1,100,000. The true value and intricate design of this beautifully updated Older Style Family Home can only be appreciated through an internal viewing, which is highly recommended.

This charming property boasts generous living spaces spread across three levels, featuring tall ceilings and a blend of classic charm with modern amenities for open and convenient living. The entrance is marked by a striking black & white quarry tiled pathway leading to the traditional character front door, opening into a welcoming hallway. Off the hallway, there's a bright and airy double reception room, accentuated by a large bay window and an eye-catching fireplace. Conveniently located under the staircase is a utility cupboard with plumbing. The back of the hall opens into an expansive 33ft Living/Kitchen/Dining area, with its heated, polished concrete floor, custom concrete countertops, ample storage, a distinctive chimney breast, and an seating area illuminated by a large skylight and enhanced with two sets of bi-fold doors that merge indoor and outdoor living, perfect for summertime relaxation and family gatherings. The first floor features a spacious landing that leads to a grand master bedroom with a prominent bay window, two additional bedrooms, a contemporary shower room, and a separate toilet. The top floor houses a loft-converted double bedroom with an en-suite shower room. The property also includes a secluded west-facing garden with a patio area for entertaining, a lawn, and a secure storage shed for bicycles.

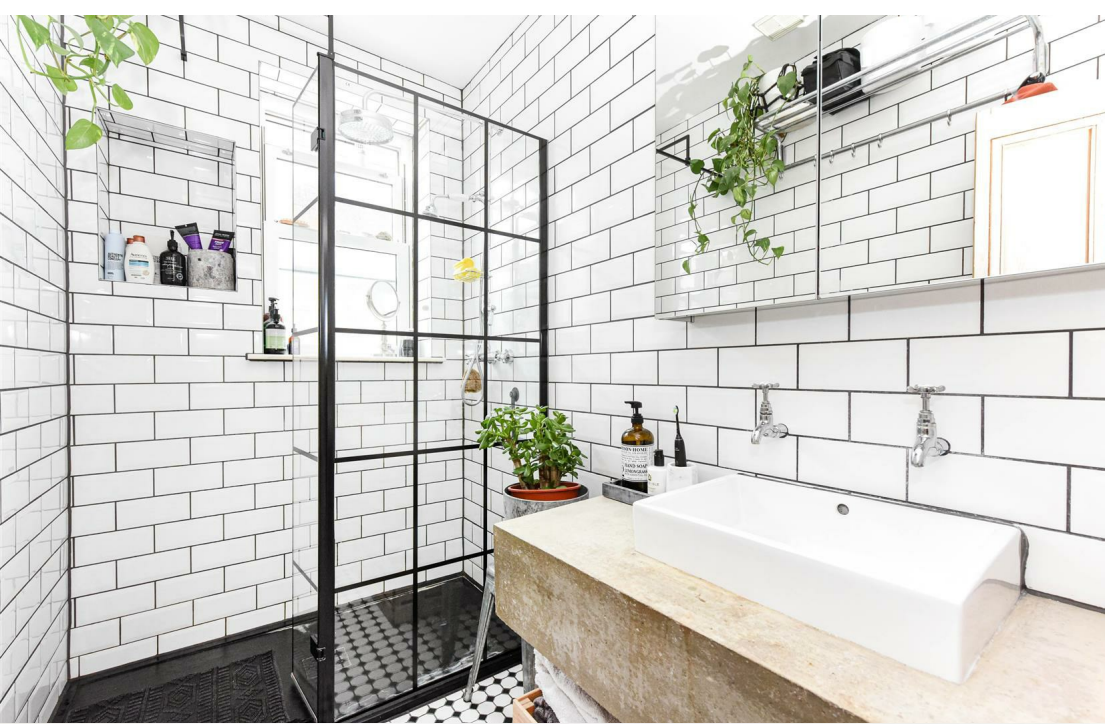


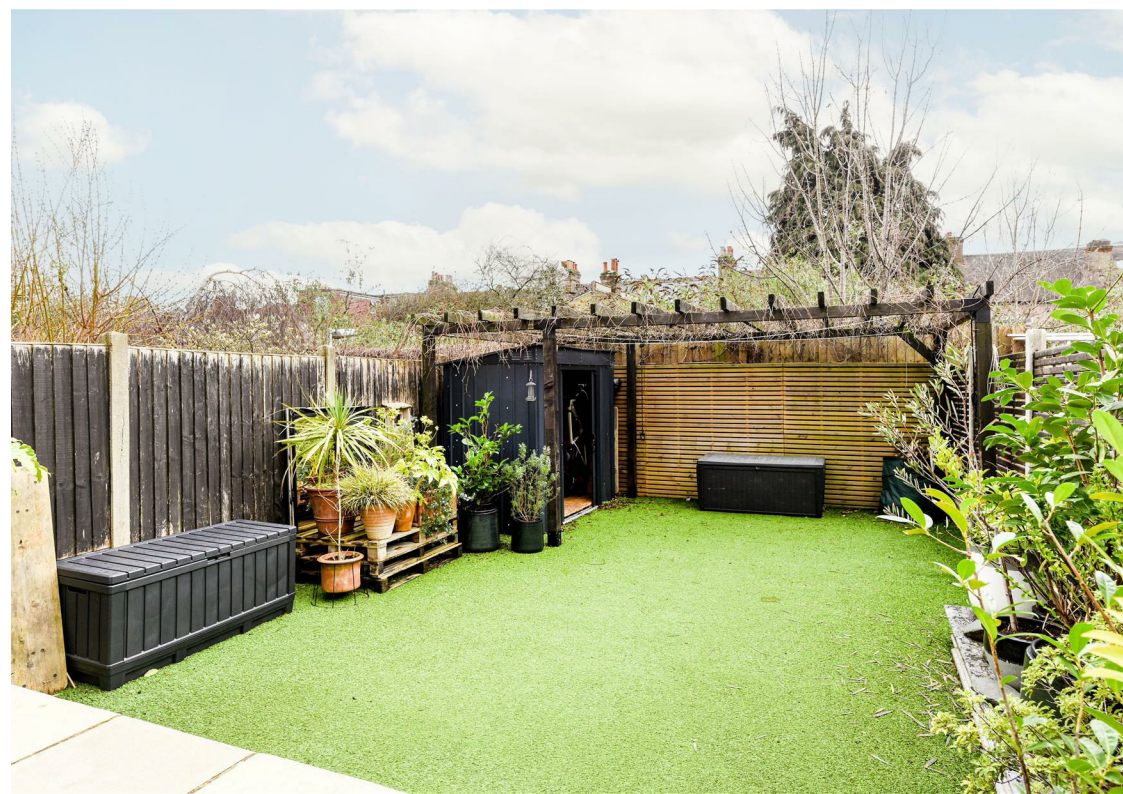
Located just off Lea Bridge Road, Halford Road is a peaceful retreat within 0.5 miles of Wood Street Station and less than 1 mile from Leytonstone and Leyton Midland Stations. It's an ideal spot for cyclists, with the superhighway on Lea Bridge Road leading to Dalston, Hackney, and the City. Nature enthusiasts will appreciate the close proximity to Hollow Ponds and Epping Forest. Drivers will find easy access to the A406, M11, and A12, providing routes into the City and out of Town too.



Such exceptional opportunities are rare, making this a must-see property. To schedule your viewing, please contact our team today at 020 8503 6060.







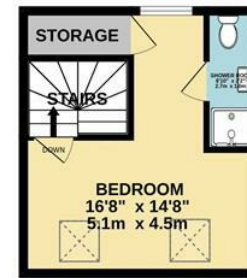
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 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.
Made with Metropix ©2024



Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL
estates