



TOTAL FLOOR AREA: 1513 sq.ft. (140.6 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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Council: Waltham Forest | Council Tax Band: D | Floor Area: 1513.00 sq ft

**CHURCHILL**  
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Vicarage Road, Leyton, E10 5EA  
Price Guide £850,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

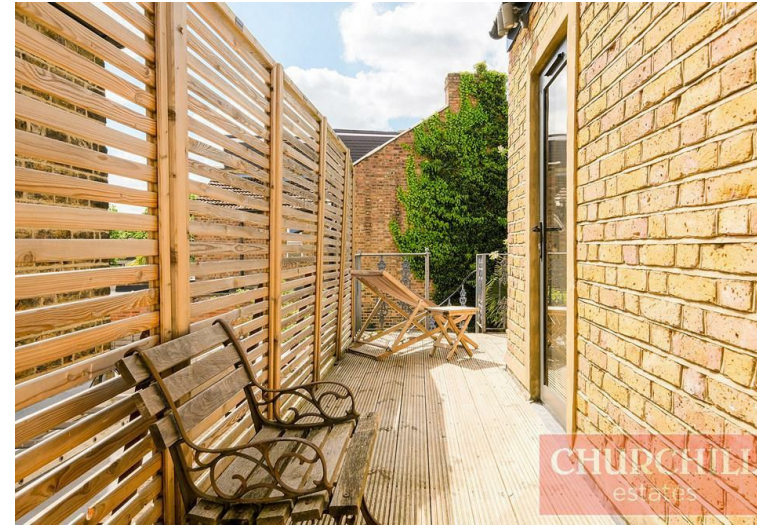
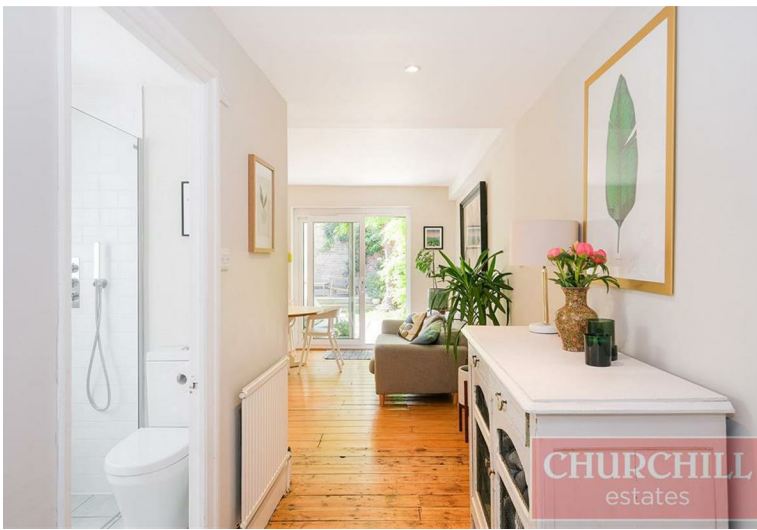


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**



Guide price £850,000-£900,000

This beautifully restored Victorian property holds 3 double bedrooms, a roof terrace, two reception rooms, private garden, two wet rooms, loft room, cellar and driveway.

As you enter the property the original features such as decorative corning, original sash windows, Victorian wood flooring and brass detailing can be seen throughout, alongside modernised kitchen and bathrooms. A key feature of the property is the sun deck / roof terrace, with adjacent trees and a spiral staircase that leads you down into a private south-west facing garden.

The property includes two contemporary wet-room/bathrooms, a large first floor family bathroom with freestanding bath and rainfall shower. The second ground floor bathroom doubles up as a utility room with washer / dryer.

Alongside the generous bedrooms is a bright loft room for additional space. The property has a cellar as well as a large driveway for off street parking.

Positioned next to Leyton cricket ground, the home is ideally located a short walk from Francis Road/Leyton Village, known for its vibrant atmosphere. It is conveniently close to Leyton Midland Station, and Leyton Central Line Station is a short walk away. The area is also within the catchment zones for the outstanding-rated Riverley and Willow Brook primary schools. Additionally, the location is well-served by excellent bus services, cycling routes, and road connections, making it a great choice for families.