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# Halford Road, Leyton

£970,000

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



The true value and intricate design of this beautifully modernised Edwardian Family Home can only be appreciated through an internal viewing, which we highly recommend.

Located in the much sought after Forrest Lodge Estate, with its E10 postcode, but on the Walthamstow side of Whipps Cross hospital, this location is less than 10 minutes' walk to the lively and charming Orford Road; Walthamstow village, with bars shops and restaurants. The location also gives access to both E17 and E10 Outstanding primary and secondary schools within a 10 minute walk, as well as close proximity to the Private Forrest School.

This charming property boasts generous living spaces spread across three levels, featuring tall ceilings with original ornate ceiling décor, original wood flooring in most rooms offers a blend of classic charm with modern amenities for an 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 is a bright and airy double reception room, accentuated by a large bay window and an original feature fireplace.

Conveniently located under the staircase is a utility cupboard with plumbing and electric. The back of the hall opens into an expansive 33ft Living/Kitchen/Dining area, with underfloor heated, polished concrete floors, custom concrete countertops, ample storage, and a 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.

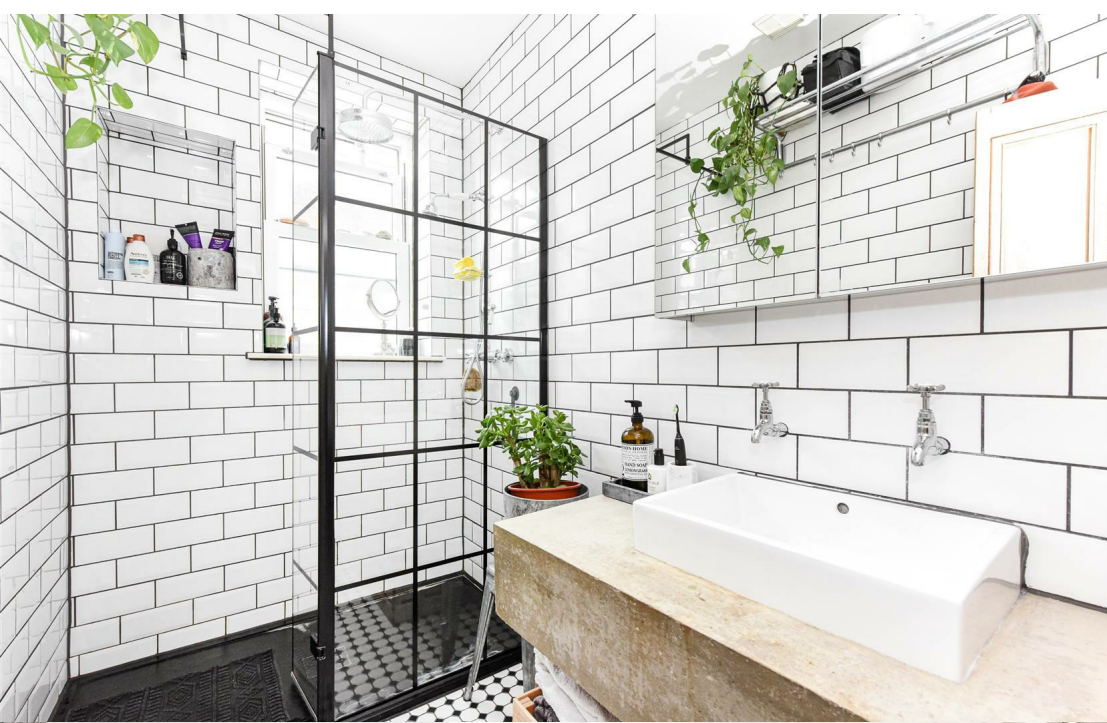
The first floor features a spacious landing that leads to a grand master bedroom with a prominent bay window, two additional bedrooms, and a contemporary shower room with a separate toilet. The top floor houses an additional loft-converted double bedroom with an en-suite shower room. The property also has a secluded west-facing garden with a patio area for entertaining, a lawn, with a pergola which provides excellent shade and surrounds the space in lots of green.

It has a secure storage shed for bicycles in both front and back garden. Located just off Lea Bridge Road, Halford Road, is a no through route, which makes it a peaceful retreat within 0.5 miles of Wood Street Station, which gives access to Liverpool Street station in 18 minutes. It's less than 1 mile from both Walthamstow and Leytonstone underground. 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 which is a 5 minute walk away. 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







- Perfect mix of Character & Convenience
- 4 Bedrooms
- 33ft Living/Dining/Kitchen Space with underfloor heating
- West Facing Garden
- Walk to Stations
- Extended Living Accommodation
- Double Reception Room
- Double Bi-Fold doors opening onto the Garden
- Close Epping Forest





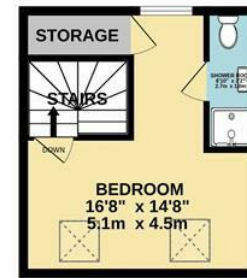
GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



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.  
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