



CHURCHILL
estates

Nottingham Road,
Leyton

Offers In Excess Of
£950,000

Tenure : Freehold

Floor Area : 1453.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C


Bedrooms : 5

Receptions : 2

Bathrooms : 3



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 |  |



Offer in excess of £950,000.

A Spacious five bedroom Loft converted end of terrace family home which situated in the favoured location on the Barclay Estate. the property offers well proportioned living accommodation, whilst also boasts a Plethora of features, including spacious Hallway, ground & second floor shower rooms, first floor family bathroom off street parking to the front of the property, feature fireplace & side access to name just a few. With it's generous accommodation presently arranged over three floors and The property also offers a manicured rear garden & outbuilding.

This impressive property is also located close to a variety of amenities including shops, restaurants, parks, and schools making it an ideal family home.

The nearby transportation options provide easy access to central London and other parts of the city, making it a convenient location for commuters.

Overall, this spacious family home on Nottingham Road offers a comfortable and convenient living experience with plenty of room for a growing family. The abundance of features and amenities make it a highly desirable property in a sought-after location.





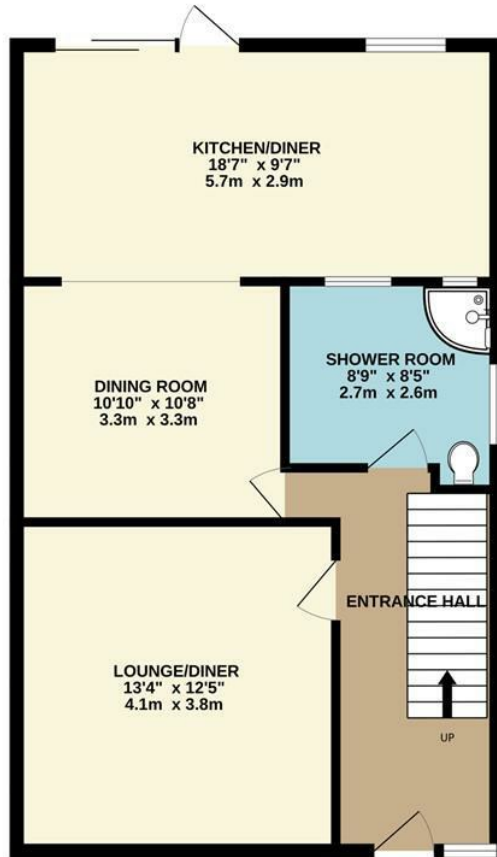


- Loft converted Five bedroom end of terrace
- off street parking
- three bath/shower rooms
- outbuilding
- access to a plethora of train Stations
- Two receptions
- Kitchen/Diner
- Ever popular Barclay Estate

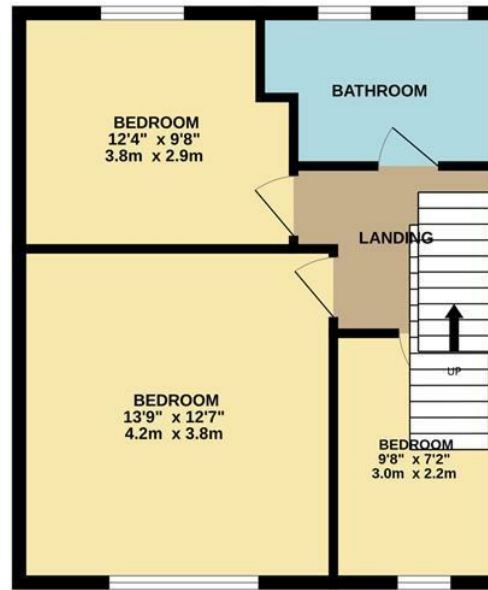




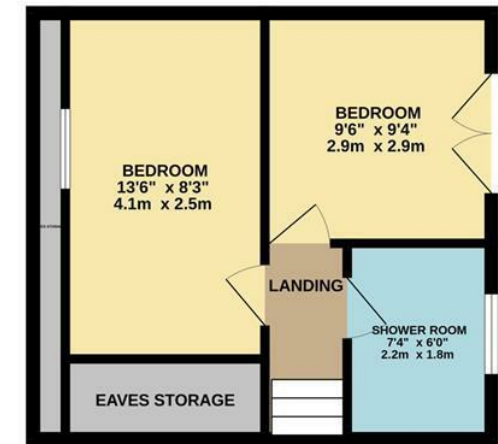
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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