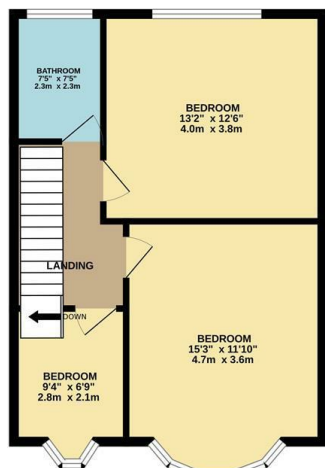
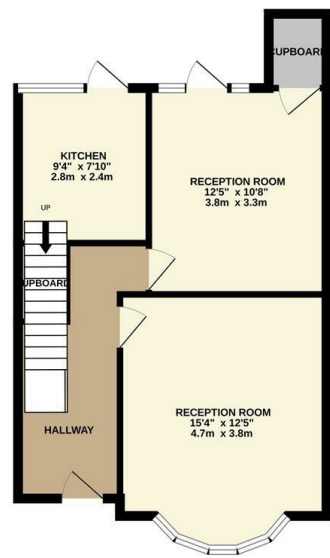




GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any 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 MyHome 0202.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 818.00 sq ft



CHURCHILL
estates

Crawley Road, Leyton, E10 6RJ
£2,650 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
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.



Available Now this beautifully presented, this three-bedroom house boasts two additional reception rooms and a large garden, conveniently located near all amenities in Leyton. The first floor offers two spacious double bedrooms, a comfortable single bedroom, and a family bathroom. On the ground floor, you'll find two inviting reception rooms leading to a generously sized kitchen. Additional features include double glazing throughout and gas central heating. With ample space and a prime location, this property is perfect for a family home.

