



TOTAL FLOOR AREA: 1195 sq. ft. (111.0 sq.m.) approx.

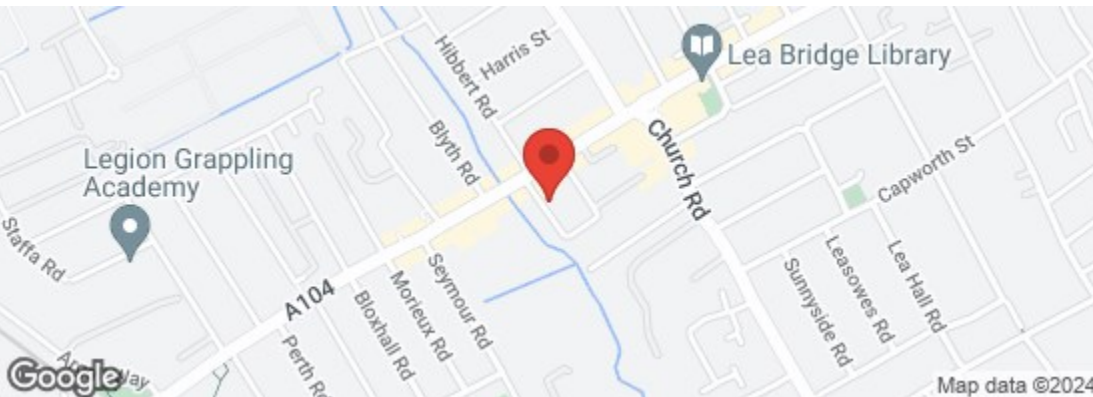
Council: Waltham Forest | Council Tax Band: C | Floor Area: 1195.00 sq ft

**CHURCHILL**  
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Dagenham Road, Leyton, E10 7LH  
 Guide Price £600,000 Freehold

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

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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 £600,000 - £650,000

Welcome to this charming Victorian house located on Dagenham Road in Leyton! This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or for guests to stay over comfortably.

The property features a well-maintained bathroom, offering convenience and functionality. The Victorian age of the house adds character and a sense of history, making it a truly unique place to call home.

Situated in Leyton, this property benefits from a vibrant neighbourhood with easy access to local amenities, schools, and transport links. Whether you're looking to settle down or invest in a piece of history, this Victorian house on Dagenham Road is sure to capture your heart. Don't miss out on the opportunity to own a piece of Leyton's history!

