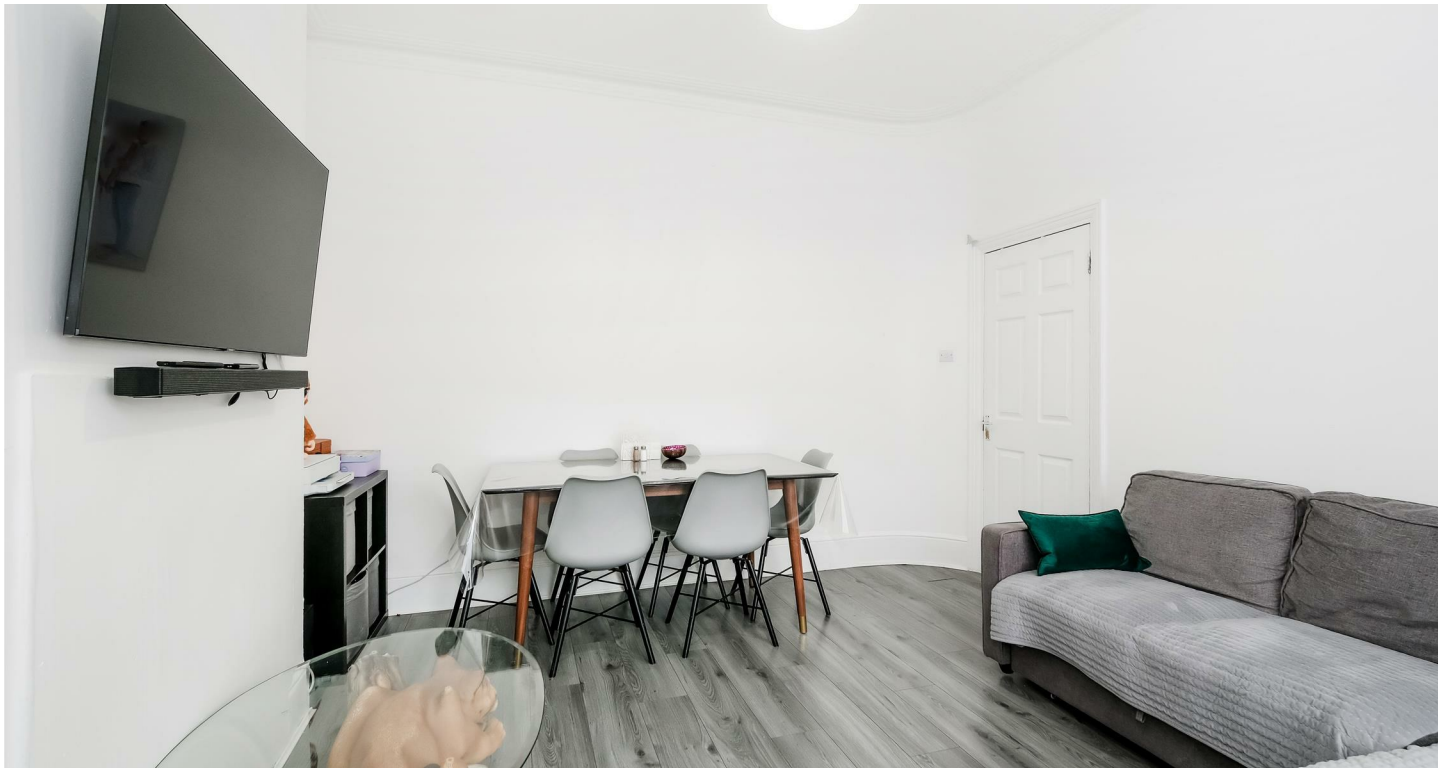




CHURCHILL
estates



Belgrave Road,
Leyton

Guide Price £650,000

Tenure : Freehold

Floor Area : sq ft


Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



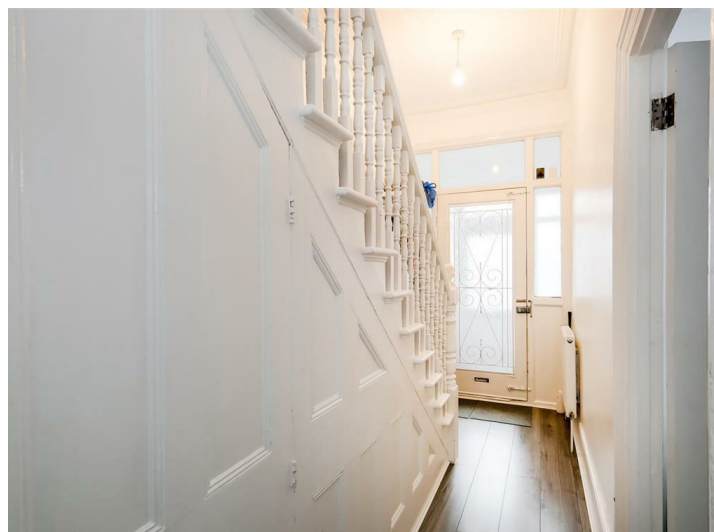
This charming terraced house on Belgrave Road offers a delightful blend of comfort and convenience.

With three bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house features two reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, the property also offers a bright & spacious fitted kitchen and handy cloakroom/wc accessed via the entrance hall, whilst outside is an enclosed 35ft approx. rear garden, great for entertaining.

Situated in a lively neighbourhood, just a short stroll of Leyton Village, residents will benefit from a range of local amenities, including shops, parks, and excellent transport links, having Leyton, Leyton Midland & Leytonstone stations all accessible, making commuting to central London a breeze. This home presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-designed living space.

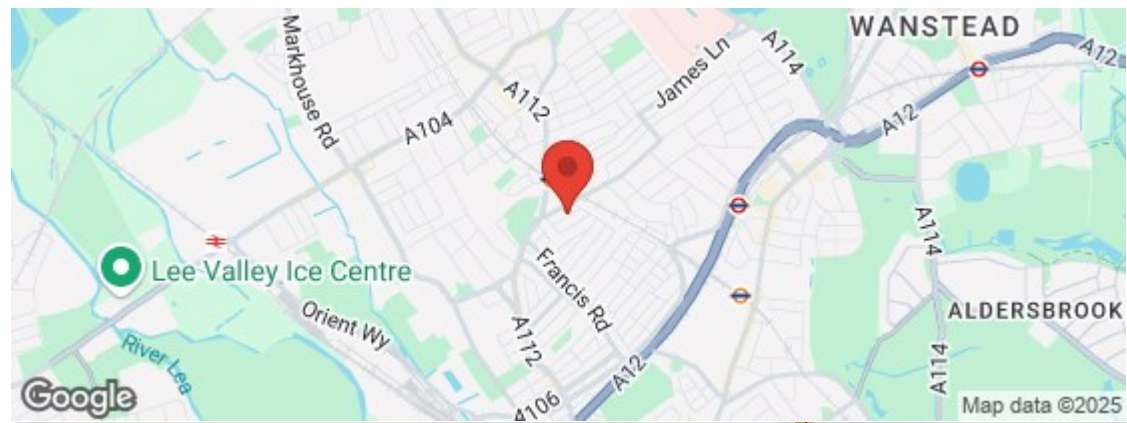
In summary, this terraced house on Belgrave Road is a fantastic choice for anyone seeking a blend of space, style, and location in Leyton. Don't miss the chance to make this lovely property your new home.





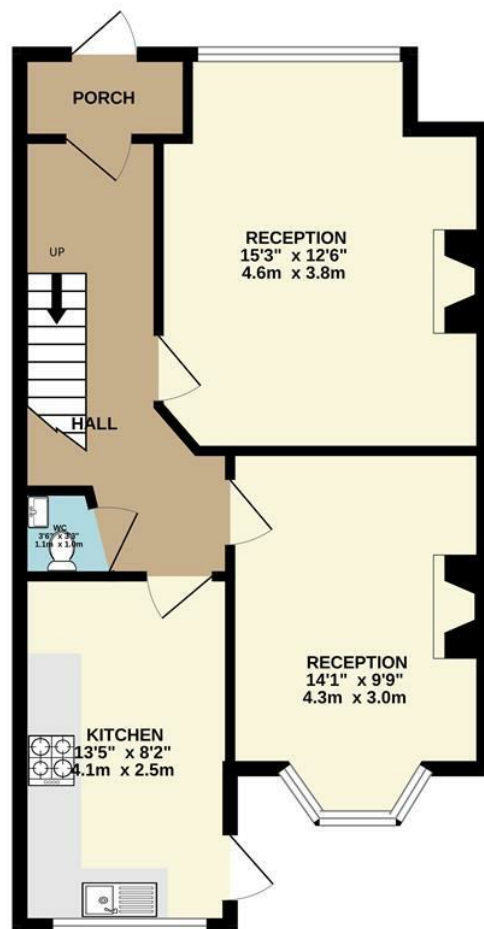


- Chain Free
- Two Reception Rooms
- Bathroom/WC
- Gas Central Heating
- Close Leyton Village
- Three Bedrooms
- Kitchen/Diner
- 35ft approx. Enclosed Garden
- Double Glazing
- Accessible Stations

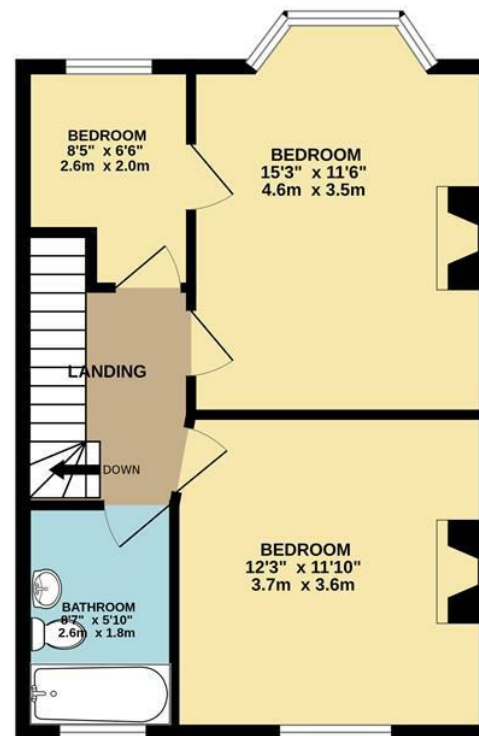




GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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.
Made with Metropix ©2025

Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL
estates