



CHURCHILL
estates



Belvedere Road, Leyton

Offers In The Region Of
£575,000

Tenure : Freehold

Floor Area : 840.00 sq ft

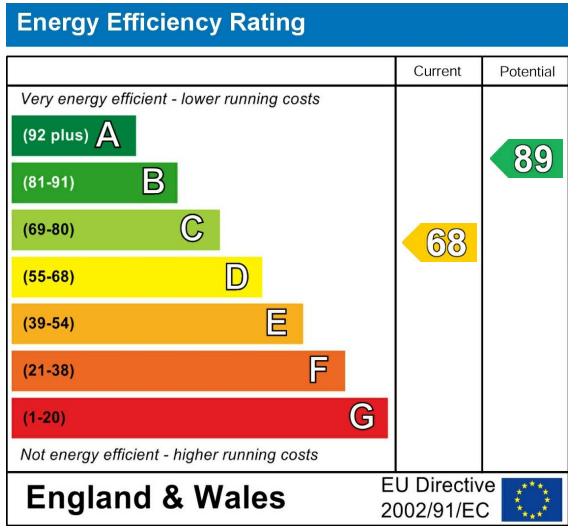
Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1





Nestled at the end of a terrace, this three-bedroom freehold family home presents an exceptional opportunity. Spread across two floors, it offers immense potential for a loft conversion and rear extension (STPP), making it perfect for growing families or those seeking additional space. The home features two generously sized double bedrooms and a well-proportioned single bedroom, ensuring ample space for the whole family. A well-appointed family bathroom enhances convenience and comfort.

Step outside to discover an approximately 70ft rear beautiful garden, a peaceful retreat ideal for relaxation or entertaining. Additionally, a versatile garage, accessible via the garden or a service road, provides excellent storage or the potential for a home office, studio, or gym. The side gate provides convenient access to the garden without needing to go through the house, making it ideal for transporting large garden items.

Situated in a highly sought-after location, this home offers easy access to Central Leyton, Walthamstow, and Hackney, ensuring effortless connectivity to these vibrant areas. Bakers Arms shopping district is nearby, providing a fantastic array of retail options. For those who love the outdoors, Jubilee Park and Hackney Marshes are within walking distance, offering scenic walking trails and green spaces. The newly built ice-skating rink and equestrian centre add exciting recreational options to the area. Chatsworth Road—with its eclectic mix of shops, cafés, and independent boutiques—is also a short stroll away.

Enjoy a diverse selection of restaurants and pubs in Leyton and along Leyton High Road, all within easy walking distance. For a charming local pub experience, The Hare and Hounds is just minutes away, offering a warm atmosphere and great food.

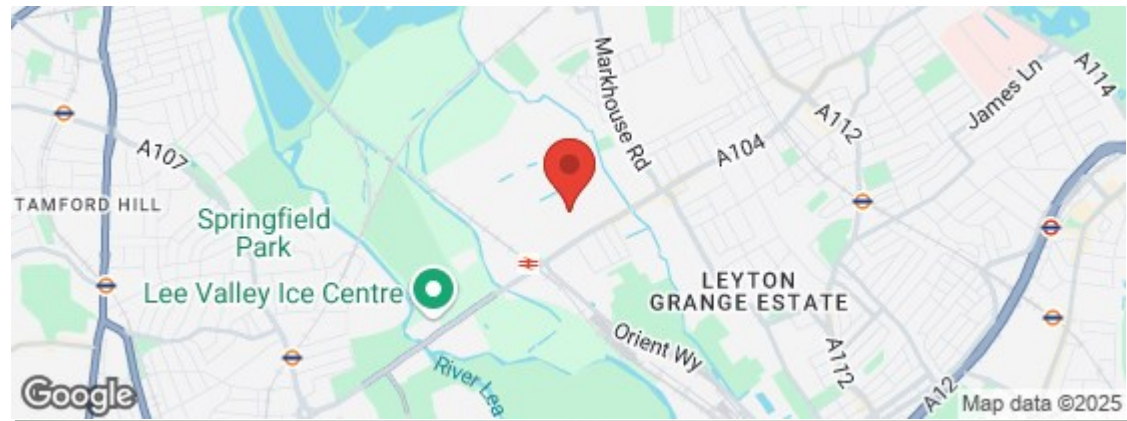
This home perfectly balances convenience, future potential, and an unbeatable location. Don't miss the chance to make it yours!





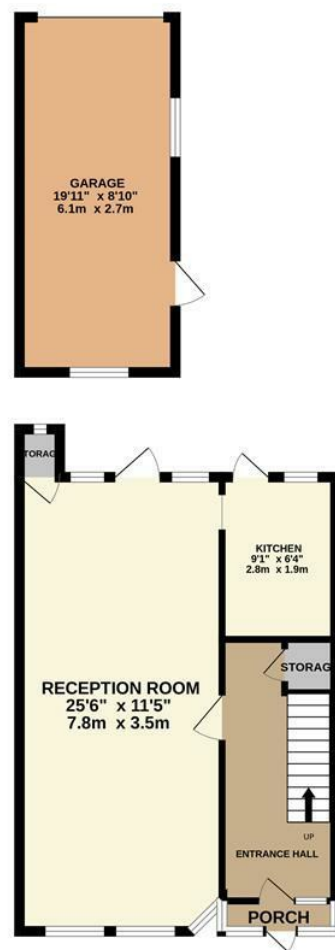


- 3 Bedrooms
- Garage
- Close to Lea Bridge Station
- Side Access
- Approx. 70ft Garden
- Scope to Extend (STPP)
- First Floor Bathroom
- Great Access to Walthamstow Marshes
- Chain Free

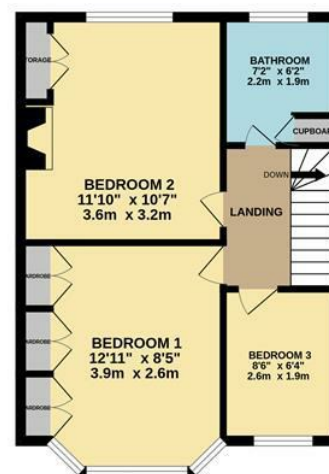




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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