



CHURCHILL
estates



Matlock Road,
Leyton

Price Guide £675,000

Tenure : Freehold

Floor Area : 1062.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Guide price £675,000-£725,000

Set on the charming Matlock Road in Leyton, this deceptively spacious three-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. Situated within the desirable Barclay Estate, this property is offered on a chain-free basis, ensuring a smooth transition for prospective buyers.

Upon entering, you will find two generous reception rooms that provide ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a comfortable flow throughout the home.

The property boasts three well-proportioned bedrooms, perfect for accommodating family members or guests.

The bathroom is conveniently located, catering to the needs of a busy household. Additionally, the property features a garage, a 70ft (length) x 28ft (wide) rear garden and off-street parking, a rare find in this area, making it ideal for those with vehicles.

One of the standout features of this home is its proximity to Leytonstone Central Line station, which offers excellent transport links to central London and beyond. This makes commuting a breeze, enhancing the appeal for those who work in the city.

Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.





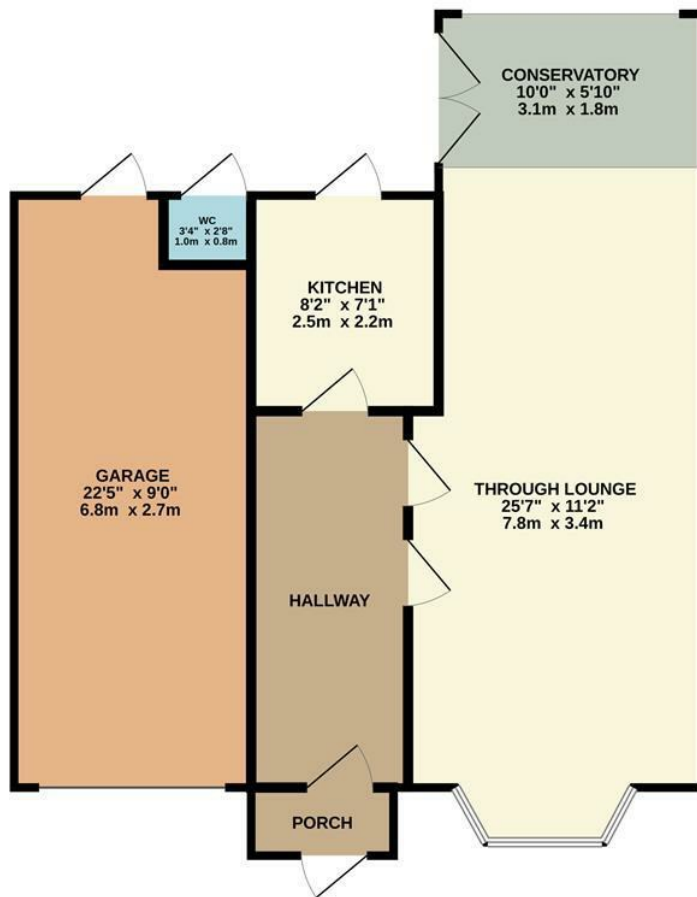


- chain free
- 70ftx28ft rear garden with side access
- Through Lounge
- Garage and off street parking
- Potential to extend (Stpp)
- Ground floor external WC

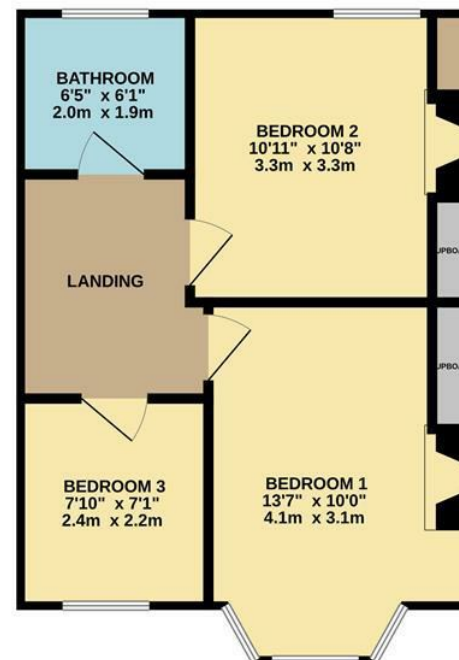




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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