



CHURCHILL
estates

Peterborough Road, Leyton, E10 6HH
Guide Price £900,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: 0208 503 6060 Email: walthamstow@wearechurchills.co.uk

DOWN

UP

RECEPTION KITCHEN
22'1" x 16'8"
6.71m x 5.1m

UTILITY ROOM
7'5" x 5'9"
2.3m x 1.8m

RECEPTION
15'0" x 10'8"
4.6m x 3.3m

ENTRANCE HALL

OFFICE/OUTBUILDING
9'11" x 6'10"
3.0m x 2.1m

DECKED ROOF TERRACE
9'5" x 6'9"
2.9m x 2.0m

BEDROOM
12'8" x 10'10"
3.9m x 3.3m

BEDROOM
9'10" x 6'11"
3.0m x 2.1m

BEDROOM
11'6" x 11'11"
4.6m x 3.3m

BATHROOM
6'2" x 5'11"
2.5m x 1.7m

LANDING

CLIPBOARD

EAVES STORAGE

SHOWER ROOM
7'2" x 5'8"
2.2m x 1.7m

LANDING

DOWN

TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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.
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 1688.00 sq ft

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		
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.

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Guide price £900,000 - £950,000. Situated on Peterborough Road within the Barclay Estate, this stunning newly refurbished home offers a perfect blend of space and comfort, ideal for families or those seeking a bit more room to breathe. Spanning an impressive 1,688 square feet,

Being situated in this popular location, the property is accessible to both Leytonstone Central Line Station, as well as Wood Street Station on the Weaver Line, in addition Leyton 6th Form College is close at hand, together with Hollow Pond/Epping Forest for those Sunday strolls and dog walks, if travelling by car, the property also offers easy access to M11, A406 & A12 making this a great family home in a quiet yet convenient location.

Only by an internal viewing can the thought and finish of this wonderful home be truly appreciated, from entering the spacious welcoming entrance hall, you know this is a lovely home, the reception room to the front features a large sash bay window, flooding the room with natural light, there is also a feature fireplace for those cozy evenings and custom built cupboards to the recesses, moving down the hall, there is a smart guest cloakroom/wc and to the rear of the property is the Living/Dining/Kitchen area featuring 'Crittall' doors accessing the rear garden, the Kitchen area has been thoughtfully planned and fitted, whilst also giving access to the 'hidden' utility room. moving back to the hall, there is access to the cellar, which houses the megafllo system, serving the property. On the first floor, the property offers two double size bedrooms, the rear bedroom giving access to a decked private terrace, there is a further generous single bedroom and well appointed tiled bathroom. Moving to the top floor the property features a bright and spacious master bedroom with good head height and beautiful shower room/wc. Externally, the property affords an attractive enclosed rear garden with paved and lawned areas, giving access to the newly constructed 3m x 2m garden office.

Rarely do properties of this quality and finish come to the market and this is definitely one that should not be missed.

