




## Cann Hall Road, Leytonstone, London, E11

Offers In Excess Of £575,000

**FOR SALE**

 1  2  3

Freehold

- 3 Bedroom Victorian terraced house
- Double glazing & Gas central heating
- Loft conversion
- Basement with laundry room & utility room
- Close to open spaces of Wanstead Flats
- Wanstead Park Overground station: 0.6 mile
- EPC rating: C (69)
- Council tax band: B
- Rear garden: approx 35ft
- Internal: 1141 sq ft (107 sq m)

This spacious Victorian terraced house offers a comfortable and functional living space, providing a blank canvas to create your dream home. The three bedrooms, two doubles and a single, offer ample room for families. The through living/dining room, featuring a bay window, is ideal for entertaining or relaxing. The adjacent sleek modern kitchen is well-equipped, and the fully tiled bathroom is both stylish and functional. The basement offers additional space for storage or laundry, with a separate utility room and WC.

The fully paved rear garden is approximately 35 feet long, offering a private outdoor space for relaxing and al fresco dining. The property also benefits from double glazing and gas central heating, ensuring comfort and efficiency. The loft conversion, complete with an en-suite shower room, provides a versatile additional space that can be used as a bedroom or study.

Nestled in a peaceful residential area, this property is ideal for families seeking a comfortable and versatile living space. This prime location, bordering E11 and E7, offers easy access to the best of both areas. Enjoy the nearby open spaces of Wanstead Flats, a beautiful nature reserve perfect for picnics, walks, or cycling. Discover the local pub scene, with the Lord Rookwood Pub offering delicious food and a welcoming atmosphere. Explore the vibrant railway arches on Winchelsea Road, home to many independent bars and eateries.

# Cann Hall Road, Leytonstone, London, E11

## DIMENSIONS

### Entrance

Via front door leading into:

### Porch

Further door leading into:

### Entrance Hall

Staircase leading to first floor & basement. Door to reception room.

### BASEMENT

Staircase leading to ground floor.

### Utility Room

8'5 x 8'4

Door to:

### Laundry Room

11'1 x 9'2

Open to:

### WC

8'5 x 2'9

### GROUND FLOOR

Staircase leading to first floor & basement. Door to reception room.

### Reception Room

23'10 x 10'2

Door to rear garden & kitchen.

### Kitchen

11'11 x 8'2

### FIRST FLOOR

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

12'10 x 10'11

### Bedroom Two

11'0 x 7'2

### First Floor Bathroom

6'6 x 5'11

### SECOND FLOOR (LOFT)

Door to:

### Bedroom Three

9'8 x 9'6

Door to:

### Ensuite

8'11 x 2'11

### Rear Garden

approx 35'

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

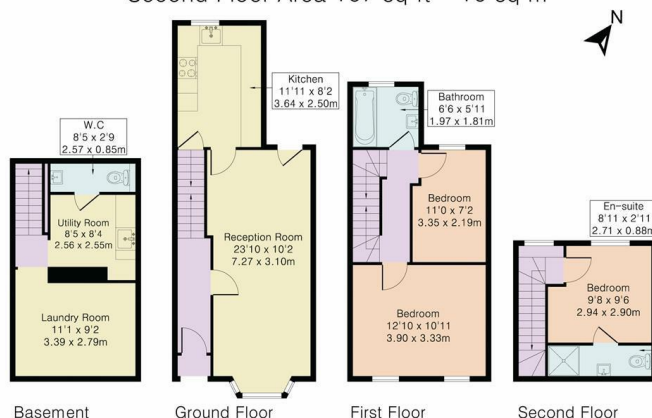
### Approximate Gross Internal Area 1141 sq ft - 107 sq m

Basement Area 246 sq ft – 23 sq m

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 330 sq ft – 31 sq m

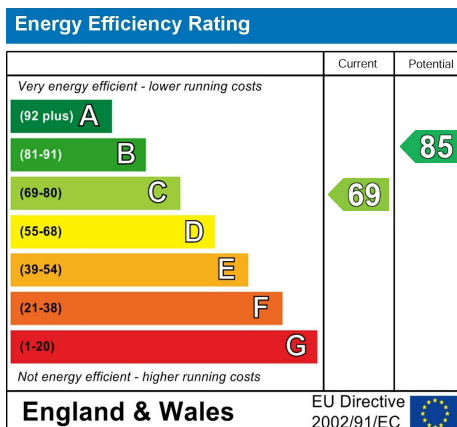
Second Floor Area 167 sq ft – 16 sq m



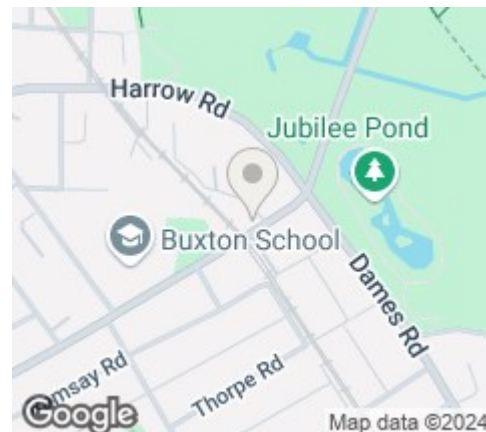
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP



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