



TOTAL FLOOR AREA: 958sq. ft. (89.0 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the floor area, measurements of rooms, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property. The number, layout and position of rooms may not be exact and no guarantee is given as to their suitability or efficiency for any purpose.  
Notes and Notes (2025)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 958.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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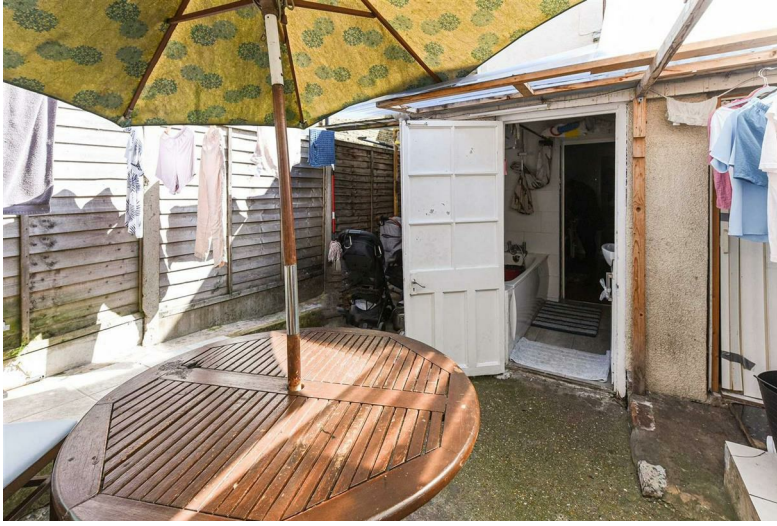
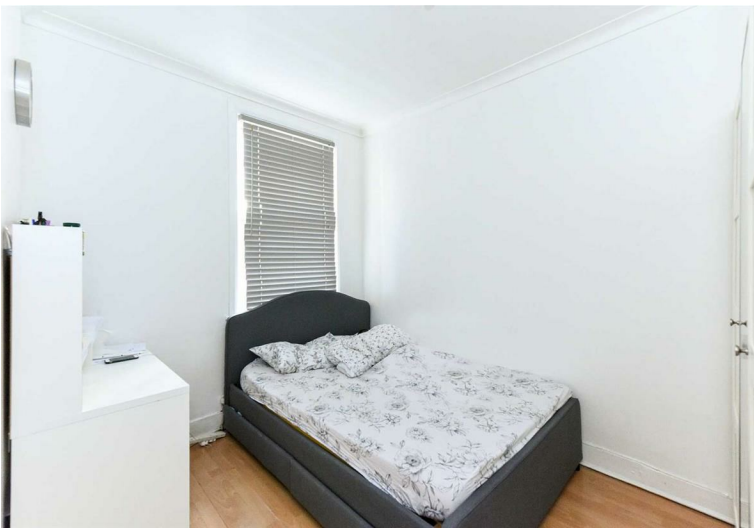
Cann Hall Road, Leytonstone, E11 3NH  
£535,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



\*\* No chain - Available to view by appointment \*\*

Being sold on a chain free basis is this three bedroom mid terrace home offering spacious and well proportioned accommodation throughout. The property comprises a front reception featuring a bright bay window allowing in an abundance of natural light, second reception room, generously sized fitted kitchen, bathroom, separate WC and a low maintenance rear garden.

On the first floor you will find three double bedrooms with the main spanning the entire width of the property, storage cupboard on the landing and potential to extend into the loft space subject to the usual planning permission / consent.

Further benefiting from double glazing throughout, gas central heating and being located within close proximity to Leytonstone Central line station and High Road (0.7 miles) offering a variety of amenities including popular bars, restaurants, a short walk to the vast open green spaces of Wanstead Flats and the popular Westfield shopping centre being nearby (1.5 miles).

For more information or to arrange an appointment to view, please contact the office at your earliest convenience.

Council Tax band C