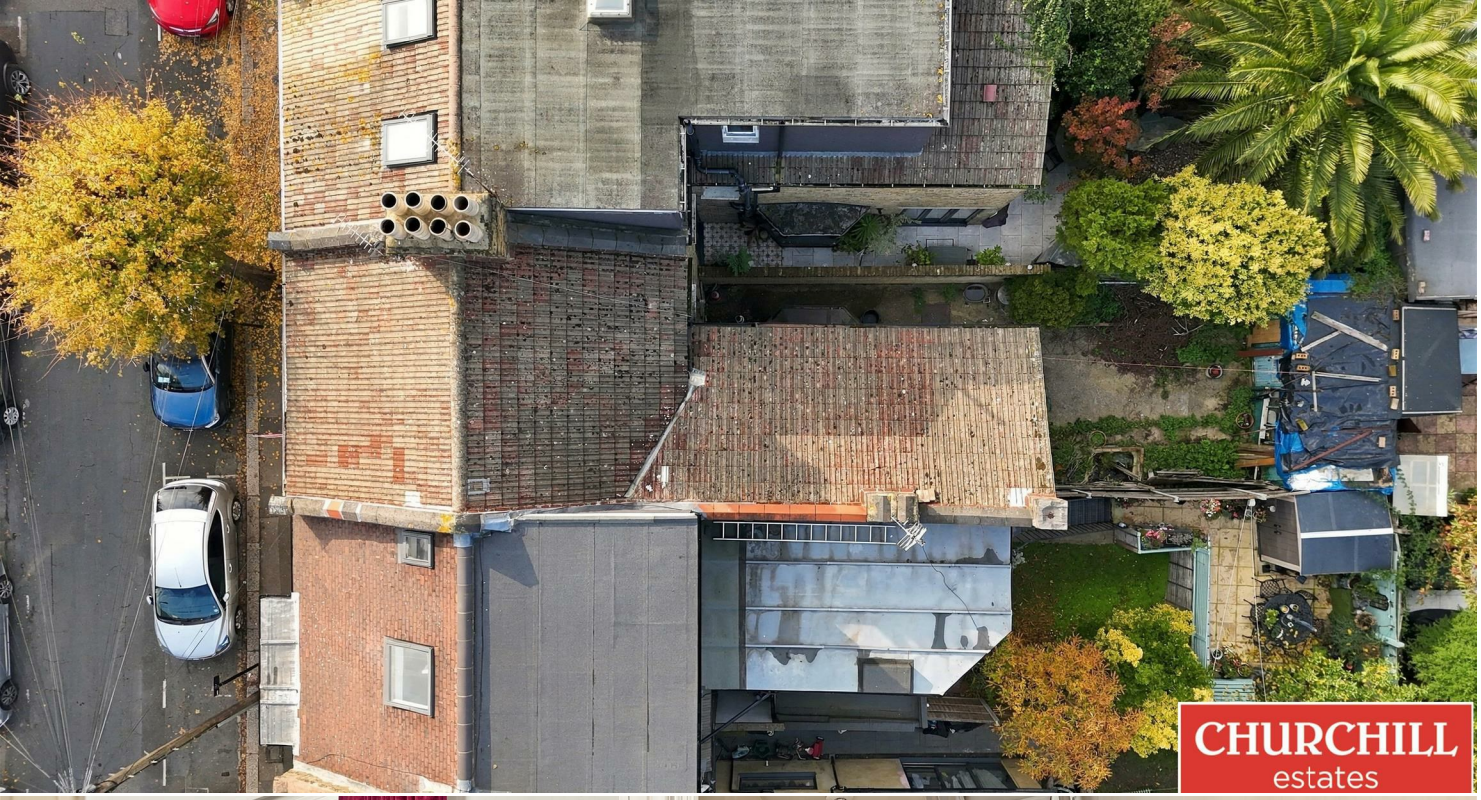

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Park Grove Road, Leytonstone

£550,000

Bedrooms: 3 | **Receptions:** 3 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 1150.90 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Three Bedroom Period Terraced House
- Offered With No Onward Chain
- Three Reception Rooms
- Extensive Refurbishment Required Throughout
- Attractive Brick Frontage With Bay Window
- Potential To Extend To The Rear & Into The Loft (STPP)
- Private Rear Garden
- Excellent Potential To Personalise & Add Value
- Close To Local Schools
- Ideal for commuters


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Churchill Estates are pleased to bring to market this three bedroom terraced period home, being offered with no onward chain.

Requiring extensive refurbishment throughout the property presents an exciting opportunity for buyers looking to restore and personalise a characterful family home. Its attractive brick frontage, bay window and period detailing provide an appealing starting point with considerable potential to transform the accommodation into a beautiful home.

The ground floor offers a spacious and versatile layout, beginning with an entrance hallway leading into a bay-fronted living room. This is complemented by a separate dining room providing an ideal space for family meals and entertaining. Towards the rear of the property is a further reception room offering flexibility to be used as an additional sitting room, family room or home office. Beyond this is the kitchen which provides access to the rear garden alongside the added convenience of a ground floor WC.

Upstairs the first floor comprises three well-proportioned bedrooms, including two particularly generous double bedrooms and a good-sized third bedroom. A family bathroom completes the first-floor accommodation.

The property extends to approximately 1,151 sq. ft. and offers excellent scope for improvement and reconfiguration. There is also potential to extend to the rear and convert the loft (STPP) providing the opportunity to further increase the living accommodation and create a home tailored to individual requirements.

Outside the property benefits from a private rear garden offering plenty of potential to create an attractive outdoor space for relaxing, entertaining and family life.

The location is a particular advantage for commuters with Leytonstone High Road Station approximately 0.1 miles away providing London Overground services on the Suffragette line. Leytonstone Underground Station is approximately 0.4 miles away offering Central line connections towards Stratford, the City and West End. The shops, cafes and restaurants along Leytonstone High Road are also conveniently accessible.

Families will appreciate the selection of nearby schools including Davies Lane Primary School approximately 0.3 miles away which was rated Outstanding at its June 2024 Ofsted inspection. Other local options include George Tomlinson Primary School approximately 0.4 miles away and Connaught School for Girls, approximately 0.3 miles away.

With its generous accommodation, three reception rooms, excellent potential for extension and convenient location this property represents a fantastic opportunity for buyers looking to undertake a renovation project and create a long-term family home.

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








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Total area: approx. 106.9 sq. metres (1150.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Park Grove Road



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	

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

To view call **020 8989 0011**

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