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Connaught Road, Leytonstone

£625,000

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

Tenure: Freehold

Floor Area: 1162.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Beautifully Presented Three Bedroom Family Home
- Spacious Open Plan Reception Room
- Generously Sized Fitted Kitchen With Central Island And Ample Storage
- Kitchen Skylight And Bi-Folding Doors Allowing An Abundance Of Natural Light
- Private And Low Maintenance Rear Garden
- Two Spacious First Floor Double Bedrooms
- Contemporary Three Piece Family Bathroom
- Third Double Bedroom, Velux Window And Shower Room
- Leytonstone Underground Station (0.3 Miles)
- Easy Access To Wanstead Flats


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Churchill Estates are delighted to present this beautifully arranged and generously proportioned three bedroom family home, ideally situated on Connaught Road in the heart of Leytonstone. Offering a wonderful combination of contemporary living, thoughtfully designed accommodation and excellent transport connections this impressive property is perfectly suited to families and professionals seeking a comfortable and versatile home in an increasingly desirable East London location.

Upon entering the property, you are immediately welcomed into a generously proportioned open plan reception and family room, creating a wonderful sense of space and providing an inviting setting for both everyday family life and entertaining guests. The open plan arrangement allows the living areas to flow naturally into one another, making this an ideal environment for modern family living.

To the rear of the property is the impressive and generously sized kitchen, which serves as a central feature of the home. Designed with both practicality and entertaining in mind, the kitchen benefits from an extensive range of fitted base and wall units, providing excellent storage alongside generous worktop space for food preparation.
A central island creates an additional preparation area while also providing a natural focal point for the room. One of the kitchen's standout features is the overhead skylight, which allows an abundance of natural daylight to flood the room and enhances the overall feeling of space. The addition of bi-folding doors across the rear creates a wonderful connection between the kitchen and garden, allowing the two spaces to work together particularly well during the warmer months. Beyond the bi-folding doors is the private and low maintenance rear garden. The space is ideally suited to outdoor dining, summer barbecues or simply relaxing with family and friends.

The first floor continues to impress, providing two spacious and well proportioned double bedrooms, both offering comfortable accommodation with flexibility for a variety of furniture arrangements. The bedroom positioned towards the rear of the property benefits from built-in wardrobe space, providing useful storage.

Completing the first floor accommodation is a spacious three piece family bathroom, finished with full-height tiling to create a smart, practical and contemporary appearance.

The accommodation extends to the second floor, where the thoughtfully configured loft conversion provides a third spacious double bedroom, adding considerable versatility to the property. A Velux roof window introduces natural daylight into the room, creating a bright and welcoming atmosphere while making excellent use of the available roof space.

The loft level also benefits from its own shower room, providing additional convenience and making the upper floor particularly appealing for those seeking an element of privacy and separation from the bedrooms below.

The property is particularly well positioned for access to Leytonstone High Road, where residents can enjoy a diverse selection of independent businesses, everyday shopping facilities, supermarkets and places to eat. For outdoor recreation, residents can enjoy the green open spaces of nearby Wanstead Flats, offering extensive areas for walking, jogging, cycling and recreational activities.

For those commuting into Central London, the property is exceptionally well connected. Leytonstone Underground Station is approximately 0.3 miles away and provides access to the Central Line, Leytonstone High Road Station is situated approximately 0.2 miles from the property, providing London Overground services and further connections across East London. Leyton Midland Road Station is also accessible at approximately 0.6 miles, offering additional Overground connections.

Families will appreciate the excellent choice of educational facilities within the surrounding area. Connaught School for Girls is located approximately 0.1 miles away, while George Tomlinson Primary School is around 0.2 miles from the property. The highly regarded Davies Lane Primary School is approximately 0.3 miles away, with Newport School situated around 0.4 miles away.

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

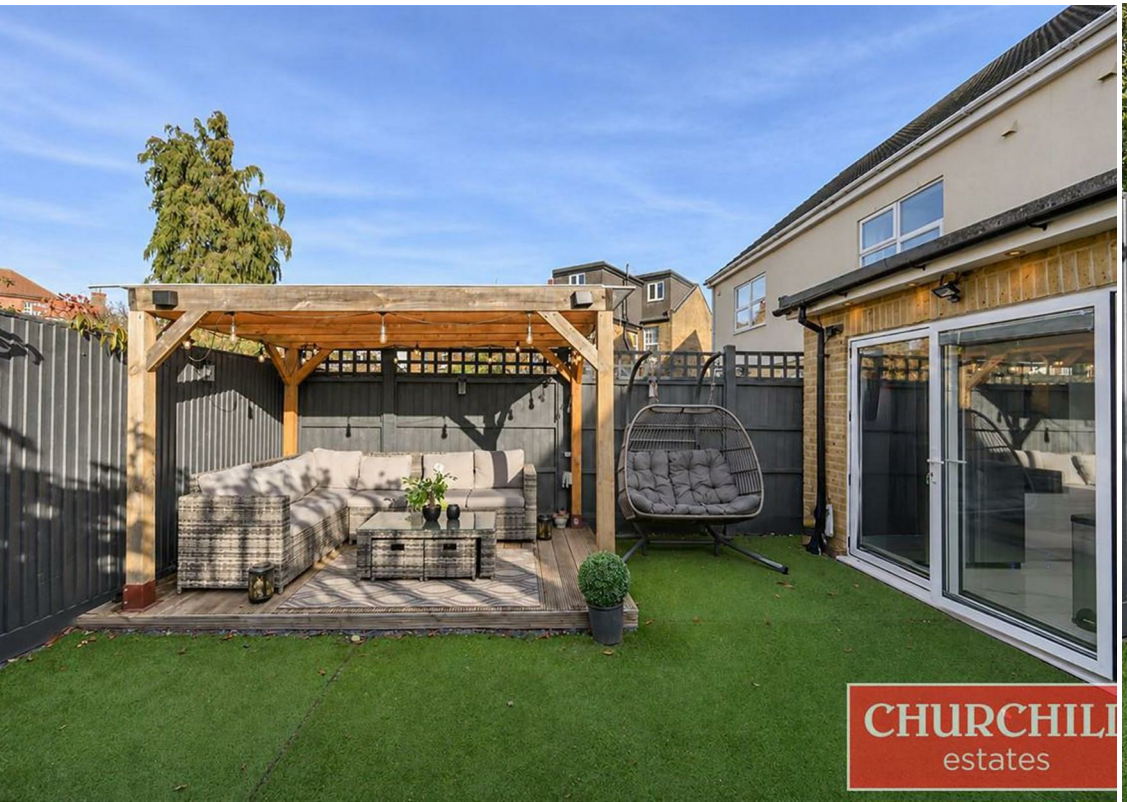







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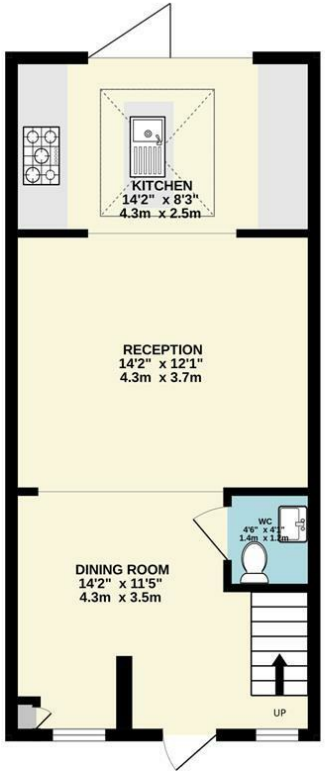

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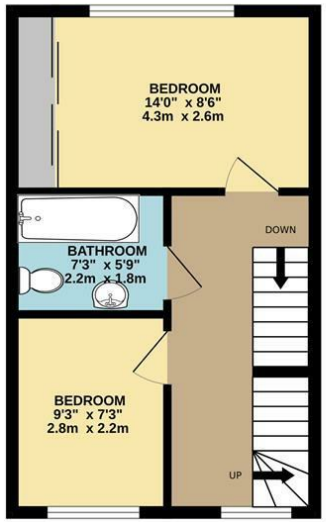

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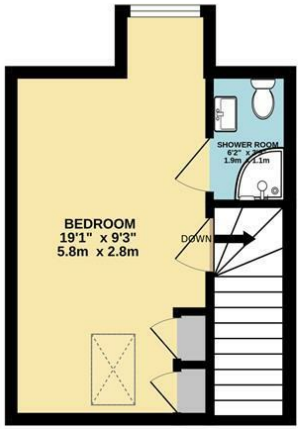
GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1162sq.ft. (108.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

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To view call **020 8989 0011**

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