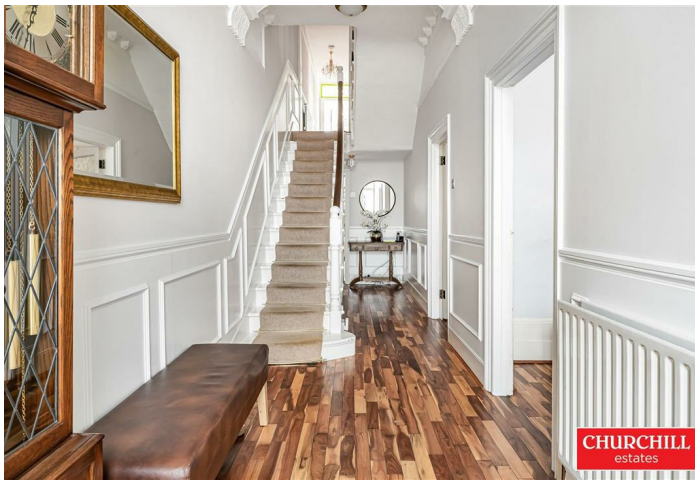




P Permit holders only Mon - Fri 10 am - 4 pm

CHURCHILL
estates



Wallwood Road, Leytonstone

Offers In Excess Of
£1,450,000

Tenure : Freehold

Floor Area : 2716.00 sq ft

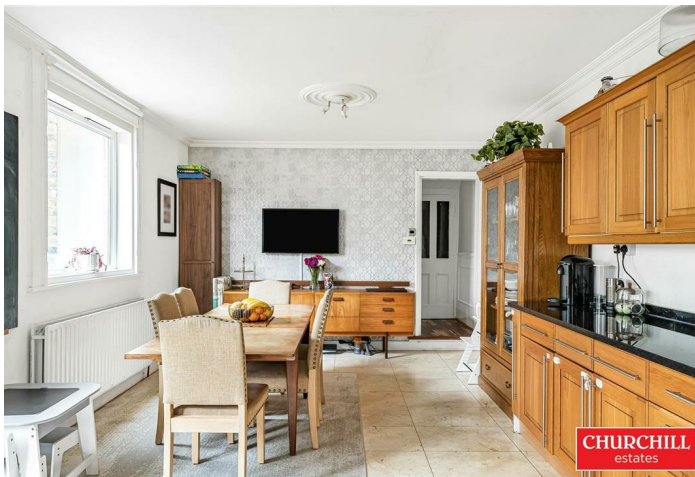
Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 5

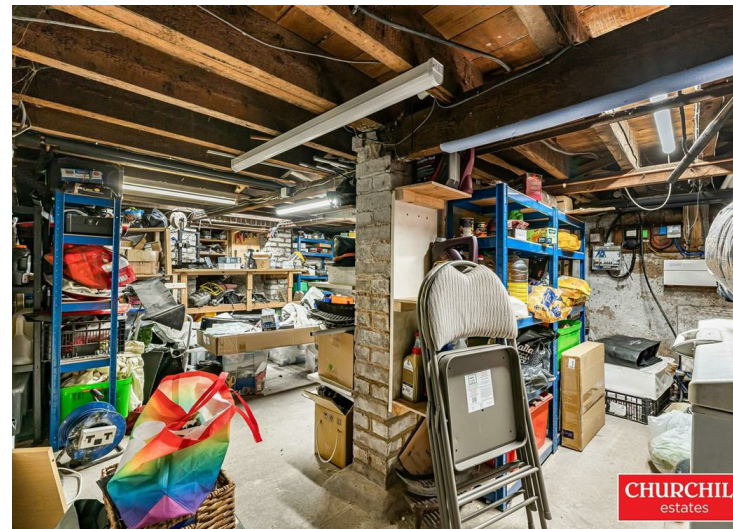
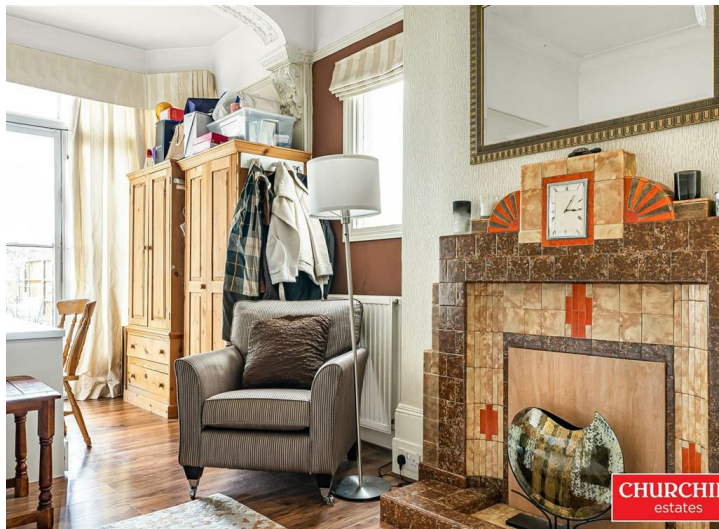
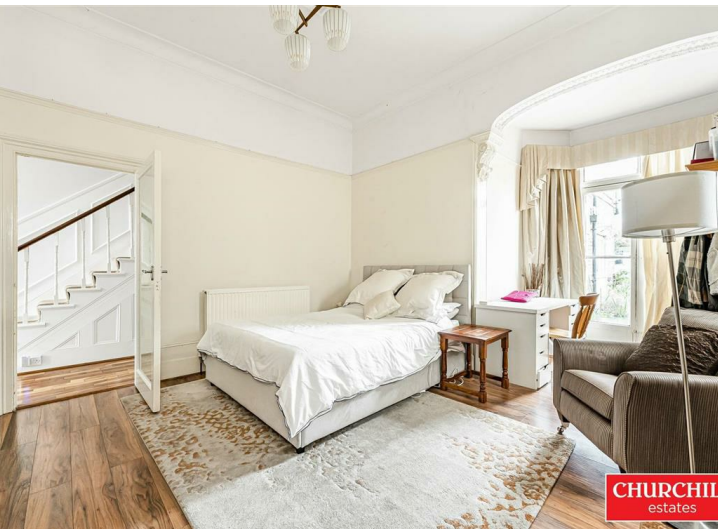
Receptions : 2

Bathrooms : 3



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



CHURCHILL
estates

Churchill Estates are pleased to present this impressive five bedroom brick fronted semi-detached residence, situated in the highly sought after Upper Leytonstone area.

The property benefits from a double driveway providing ample off street parking, together with convenient side access leading through to the rear garden. To the front, the home enjoys an open aspect with no property directly opposite and attractive views along Queens Road.

A welcoming entrance hallway sets the tone for the accommodation on offer. To the front, there is a spacious bay-fronted reception room featuring a fireplace and an abundance of natural light. Positioned behind is a second reception room, a distinctive feature for properties in the area, with an original rear bay and patio doors opening directly onto the garden. Both reception rooms offer versatile use for dining, entertaining or everyday family living.

To the rear, a generous kitchen and dining area provides excellent workspace, integrated appliances and direct access to the garden. A separate utility area and ground floor WC further enhance practicality.

Below the ground floor is a full-width basement of approximately 425 sq ft with 6ft ceiling height, currently used as a workshop but offering excellent potential for conversion into a cinema room, home office, gym or playroom, subject to requirements.

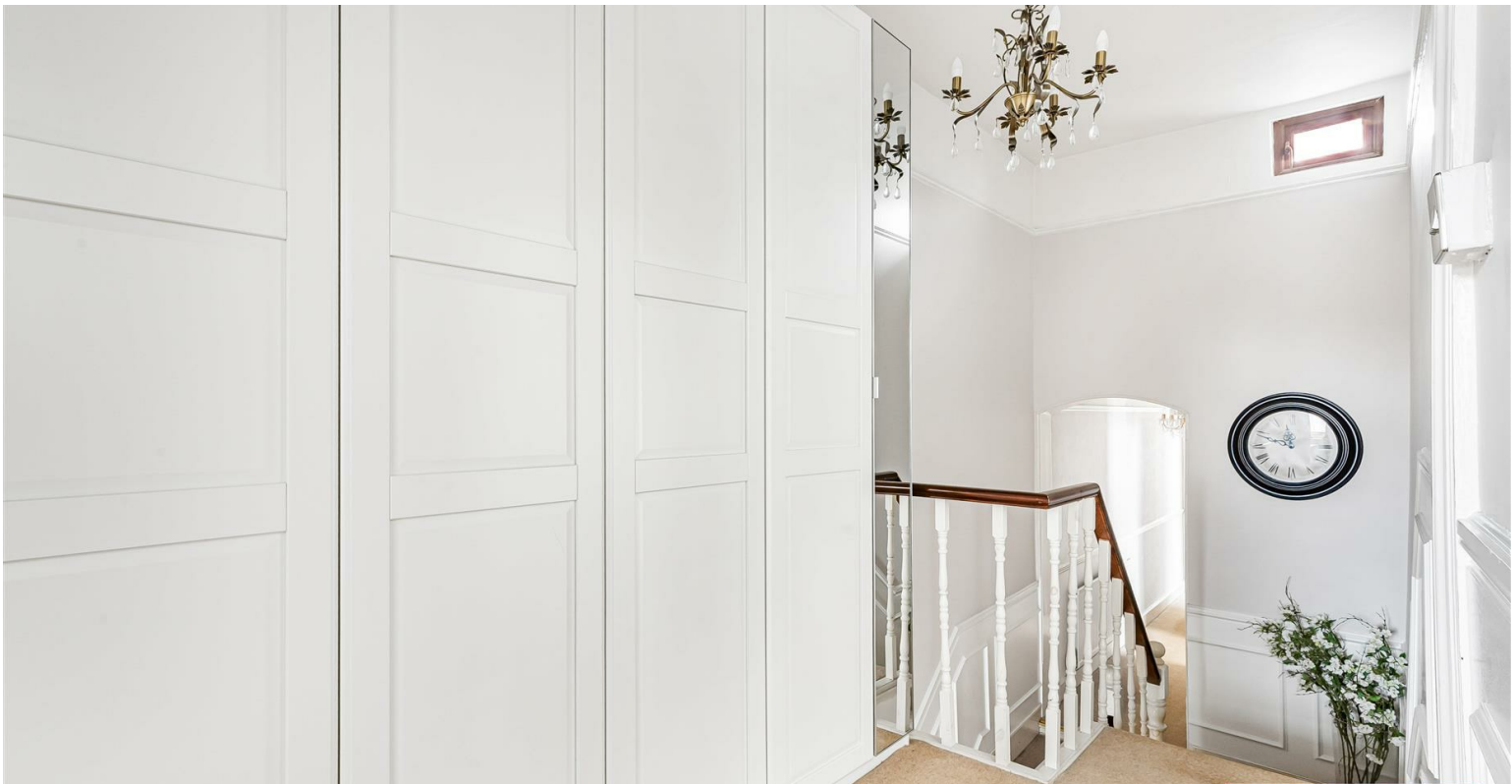
On the first floor, the property offers five well proportioned bedrooms, comprising four doubles and a generous single. The front bedroom is a bright bay-fronted space with its own en-suite shower room, while the double bedroom directly behind also benefits from an en-suite, creating two private suites. The remaining bedrooms are served by a modern family bathroom.

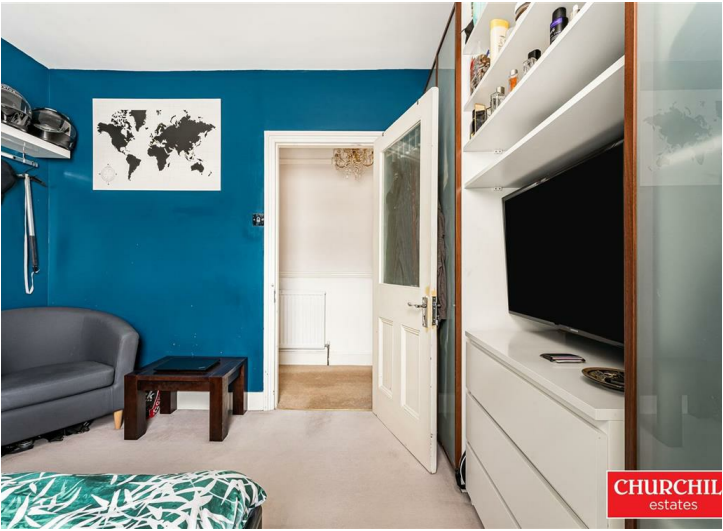
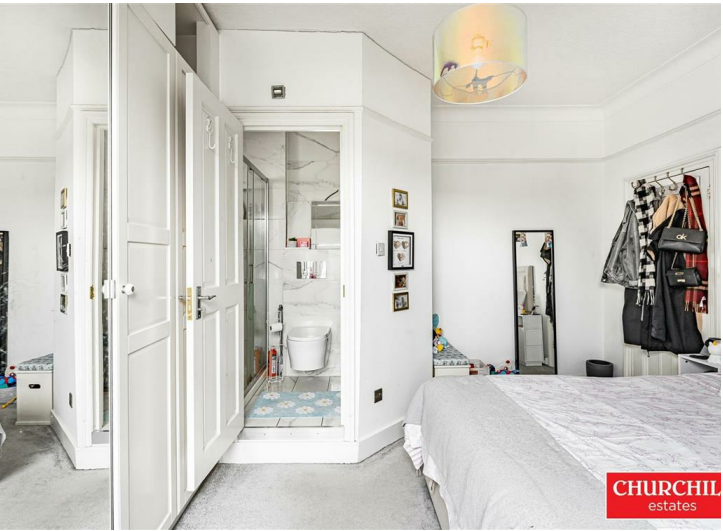
Externally, the property features a substantial rear garden measuring approximately 138ft, along with a self-contained annexe of around 363 sq ft. The annexe includes bi-folding doors, a large wet room and separate storage, making it ideal for guests, a home office or studio space.

Further benefits include gas central heating, double glazing throughout, and clear potential to extend into the loft (subject to planning permission), as neighbouring homes have successfully done.

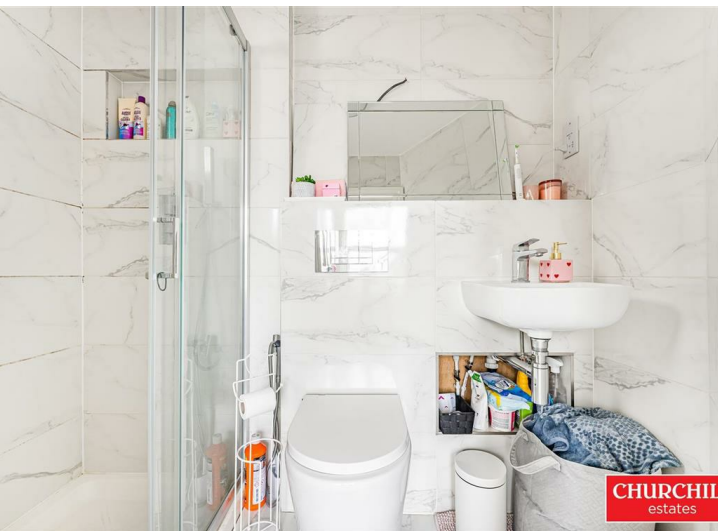
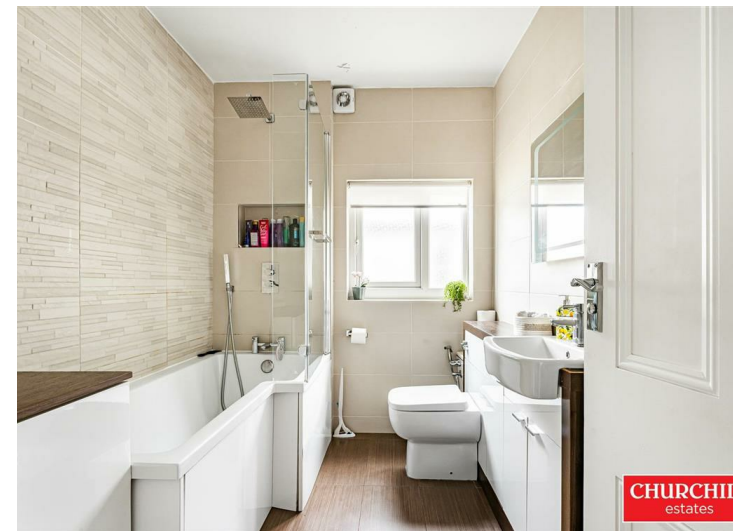
Families are well served by a number of highly regarded schools nearby, including St Stephen's Primary School (0.3 miles), Shaftesbury Primary School (0.4 miles), St Angela's Ursuline School (0.6 miles), and St Bonaventure's RC School (0.7 miles). Transport links are excellent with Leytonstone Central Line Underground Station approximately 0.6 miles away, offering swift and direct access into central London.

For further information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.

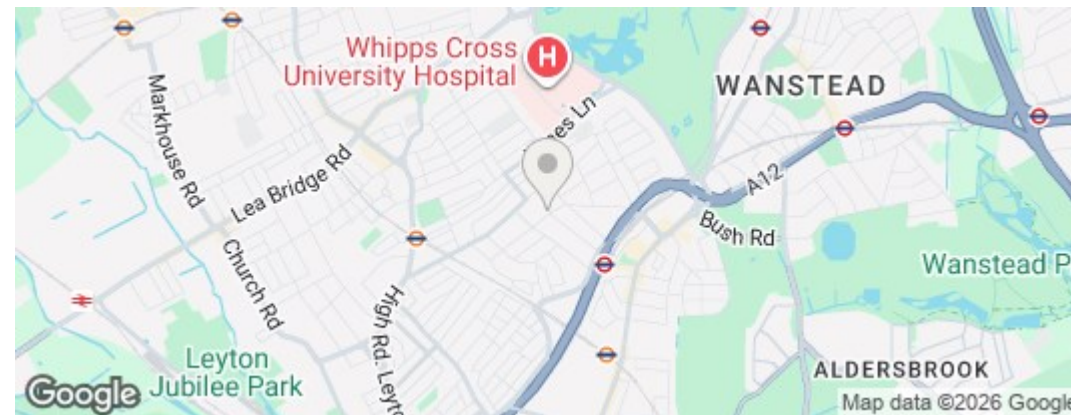




CHURCHILL
estates



- Impressive five bedroom semi detached home with an attractive brick facade
- Expansive kitchen/dining space, fully fitted with integrated appliances
- Five spacious bedrooms, two of which benefit from en-suite shower rooms
- Extensive full width basement (approx. 425 sq ft) with 6ft ceiling height
- Self contained annex featuring power, lighting and a wet room
- Located in the ever popular Upper Leytonstone area
- Generous private rear garden measuring approximately 138ft in length
- Ample off street parking via a private driveway, plus side access to the garden
- Scope for further extension, subject to the usual planning consents
- Conveniently positioned for well regarded local schools and excellent transport links





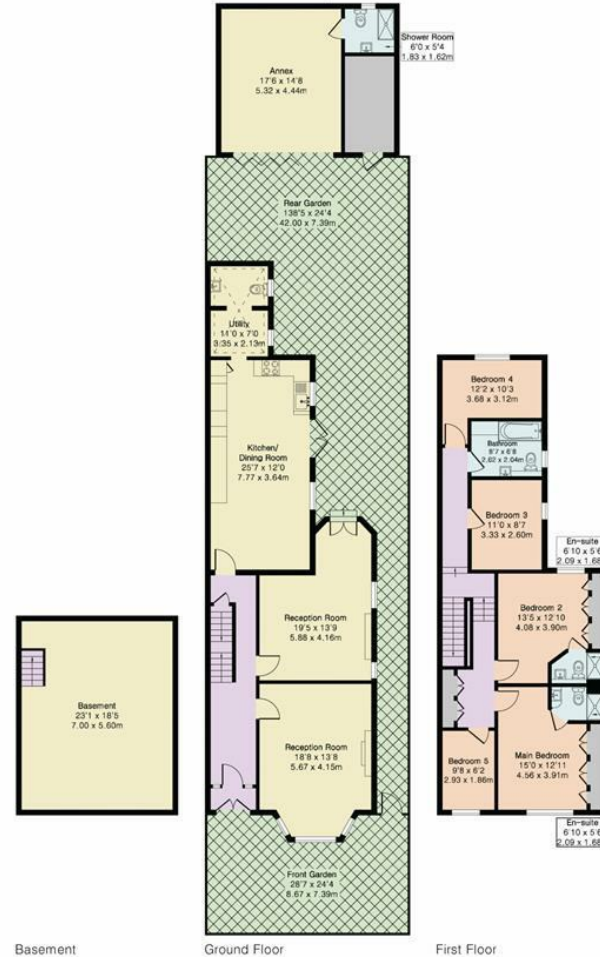
Approximate Gross Internal Area 2716 sq ft - 252 sq m

Basement Area 422 sq ft - 39 sq m

Ground Floor Area 1055 sq ft - 98 sq m

First Floor Area 876 sq ft - 81 sq m

Annex Area 363 sq ft - 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

CHURCHILL
estates

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

CHURCHILL
estates