



CHURCHILL
estates



St. Georges Road, Leyton

Chain Free £685,000

Bedrooms: 5 | Receptions: 3 | Bathrooms: 1

Tenure: Freehold

Floor Area: 1743.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C



- Offered Chain Free
- Striking Victorian Home With Attractive Double Bay Frontage
- Five Well-Proportioned Bedrooms
- Versatile Living Accommodation Arranged Over Four Floors
- Three Reception Rooms & Separate Kitchen
- Useful Cellar Offering Ample Storage Space
- Fantastic Opportunity For Modernisation & Adding Value
- Potential For Further Extensions (STPP)
- Conveniently Located Near Francis Road & Leyton Underground Station
- Desirable Residential Setting Within Easy Reach Of Outstanding Local Schools



Churchill Estates are pleased to offer for sale this generously proportioned five-bedroom Victorian residence, ideally situated in a highly sought-after part of Leyton within close proximity to the vibrant Francis Road and Leyton Underground Station.

Available with no onward chain, this substantial period property represents a fantastic opportunity for buyers seeking a spacious family home with considerable scope for improvement and personalisation. Arranged across four floors, the accommodation offers an abundance of versatility, with well-balanced room proportions and plenty of potential to transform the property into an impressive long-term home.

Upon entering a spacious hallway provides access to the principal ground-floor accommodation. To the front is an attractive bay-windowed reception room, offering a bright and comfortable setting for relaxing. An additional reception room provides further living space, while a separate dining room is perfectly suited to family meals and entertaining. Positioned towards the rear is a fitted kitchen enjoying views across the garden, with a family bathroom also conveniently located on this level.

A cellar provides additional storage space and presents an opportunity for alternative uses, subject to obtaining any relevant permissions and consents.

Moving upstairs, the first floor comprises three generously sized bedrooms, together with a separate WC. The uppermost level has been arranged to provide a further two bedrooms within the loft, creating adaptable accommodation that could comfortably serve a growing family, visiting guests or those requiring dedicated home-working space.

Outside, the property enjoys its own private rear garden, designed for relatively straightforward upkeep. There is also exciting potential to enhance the existing accommodation through an extension, subject to the necessary planning permissions.

Although some updating and refurbishment would be beneficial, the property provides an excellent blank canvas for purchasers wishing to put their own stamp on a home. Its impressive overall size, flexible layout and Victorian heritage offer the foundations for a truly wonderful family residence.

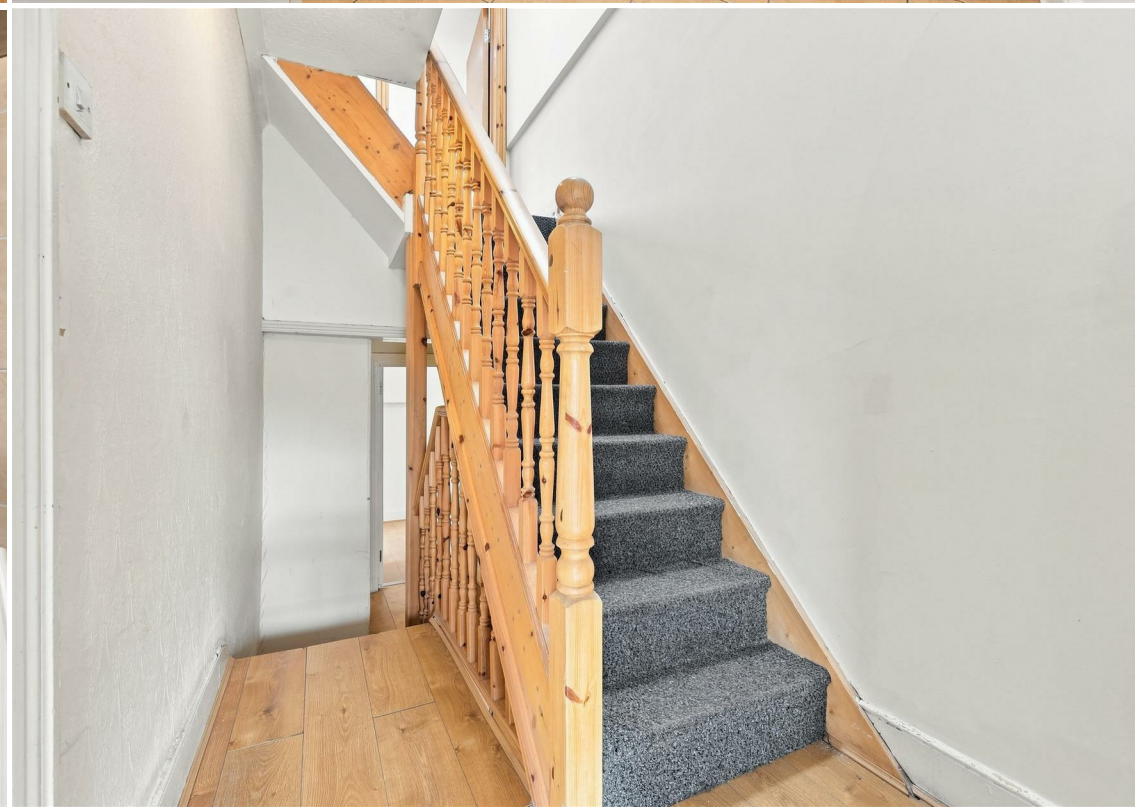
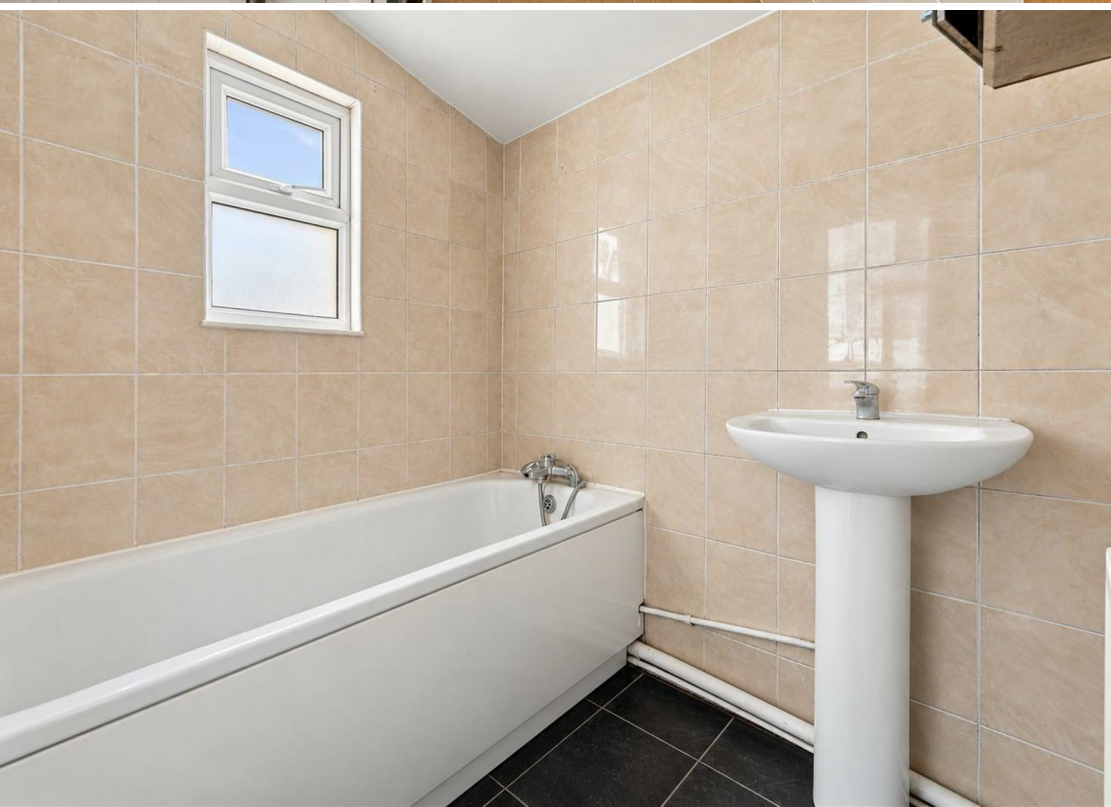
The surrounding area is equally appealing, with the popular Francis Road just a short walk away, offering an excellent choice of independent cafés, restaurants and local shops. Leyton Underground Station is situated approximately 0.2 miles from the property, providing convenient Central Line connections to Stratford, Liverpool Street and Central London.

The property is also well positioned for a number of highly regarded schools, including George Tomlinson Primary School (Outstanding), Newport School (Good), Willow Brook Primary School Academy (Good) and Norlington School & 6th Form (Good), making the area particularly attractive to families.

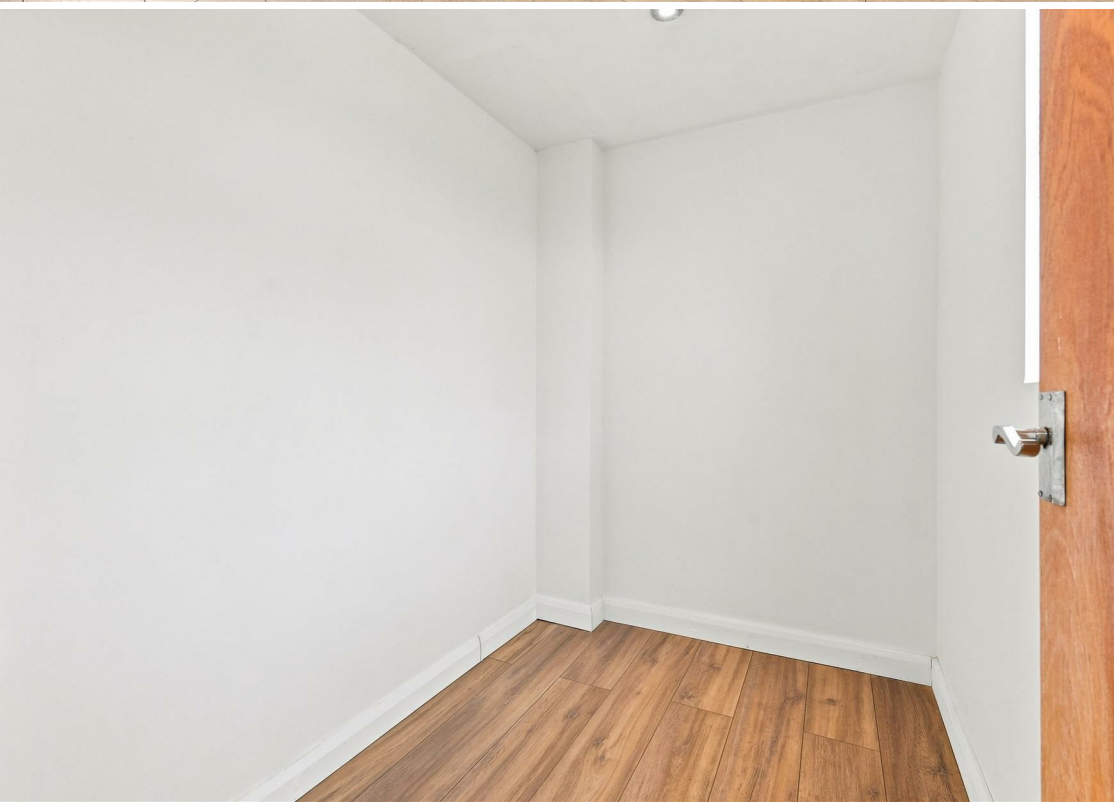
With its substantial accommodation, excellent transport links and considerable potential for improvement, this is a fantastic opportunity to create a wonderful family home in one of Leyton's most desirable residential settings.

Early viewing is strongly recommended to fully appreciate the space and possibilities on offer. Please contact Churchill Estates to arrange your appointment.







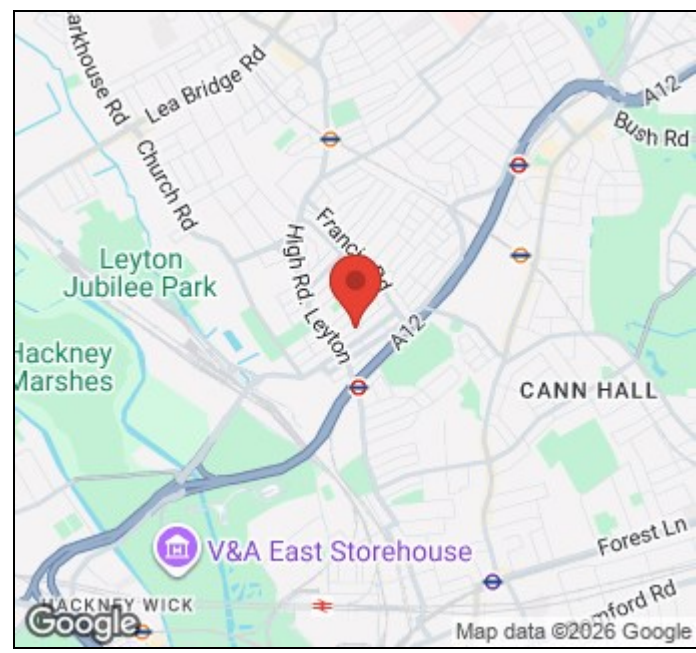




Total area: approx. 161.8 sq. metres (1741.5 sq. feet)

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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St. Georges 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		
	69	81
England & Wales	EU Directive 2002/91/EC	

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