



TOTAL FLOOR AREA: 1464sq ft (136.0 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only and should be used as a guide for the prospective purchaser. The vendor, its agents and the estate agent accept no liability for any error or omission. Measurements are approximate and should be taken from the finished floor and the walls.

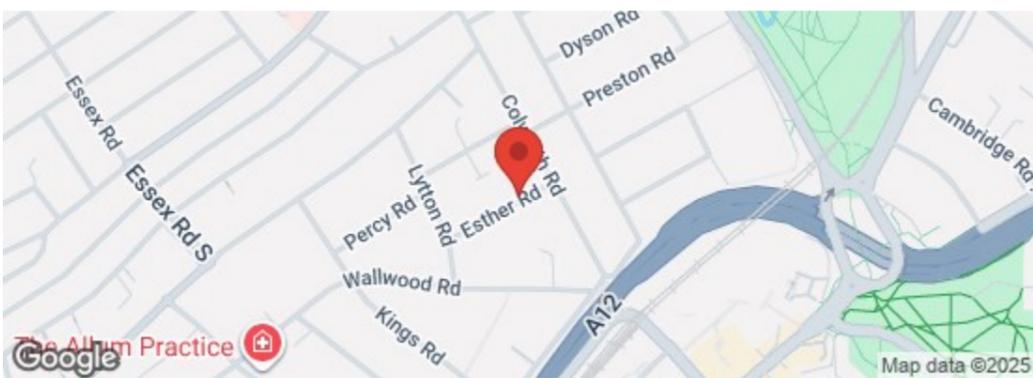
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1464.00 sq ft



CHURCHILL
estates

Esther Road, Leytonstone, E11 1JB
 Offers In Excess Of £1,050,000 Freehold
 Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 3

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	
		74	83



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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Request a Viewing: **020 8989 0011**

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



** Available to view by appointment **

Churchill estates are privileged to present for sale this attractive period home, ideally positioned in the popular location of Upper Leytonstone and within close proximity to both Leytonstone Central line station (0.4 miles) and High Street, featuring a wide variety of independent shops, cafes, eateries and pubs.

This beautiful brick fronted property has been gracefully extended and tastefully renovated by the current vendors, now offering contemporary living and well proportioned accommodation throughout.

The ground floor comprises of a charming entrance hall that leads you into a spacious through lounge with a bright bay window to front, feature fireplace and bespoke built-in alcove bookcases and cupboards.

At the heart of the home is the stunning extended kitchen/diner-a perfect space for family living and entertaining-featuring underfloor heating, integrated appliances, ample worktop space, and two large skylights that flood the room with natural light. Bi-folding doors open onto a beautifully designed, low-maintenance garden (approx. 60ft), with composite decking, artificial grass, and a large shed - perfect for extra storage.

Upstairs, the first floor comprises three generous double bedrooms, including a spacious principal bedroom stretching the width of the house with bespoke built-in wardrobes. There is also a stylish three-piece family bathroom.

The carefully reconfigured loft conversion adds two further double bedrooms - one currently being used as a home office - alongside a sleek, modern shower room.

Additional benefits include a convenient ground-floor shower room, double glazing throughout, and gas central heating with Nest thermostat. The property is also just a short stroll from Hollow Ponds and Epping Forest, offering a peaceful escape with scenic walking trails and open green spaces.

For families, the area is well-served by excellent schools, with approximately 20 primary and secondary schools within a mile on foot, including Gwyn Jones Primary School and Barclay Primary School. Westfield shopping centre and the Olympic Park are also easily accessible, just 20 minutes away by car or tube.

To arrange a viewing, please contact our office at your earliest convenience.

Council Tax band D

