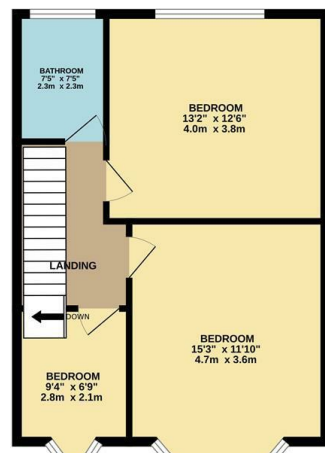
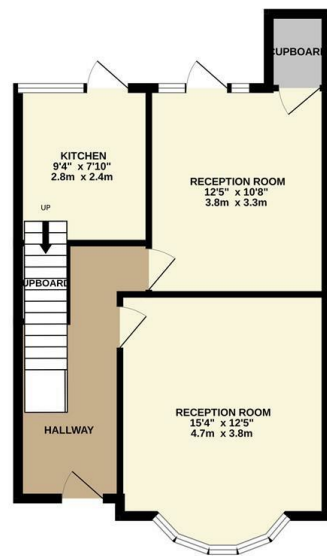




GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any 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.  
Made with MyHomeplan ©2024

Council: Waltham Forest | Council Tax Band: D | Floor Area: 818.00 sq ft

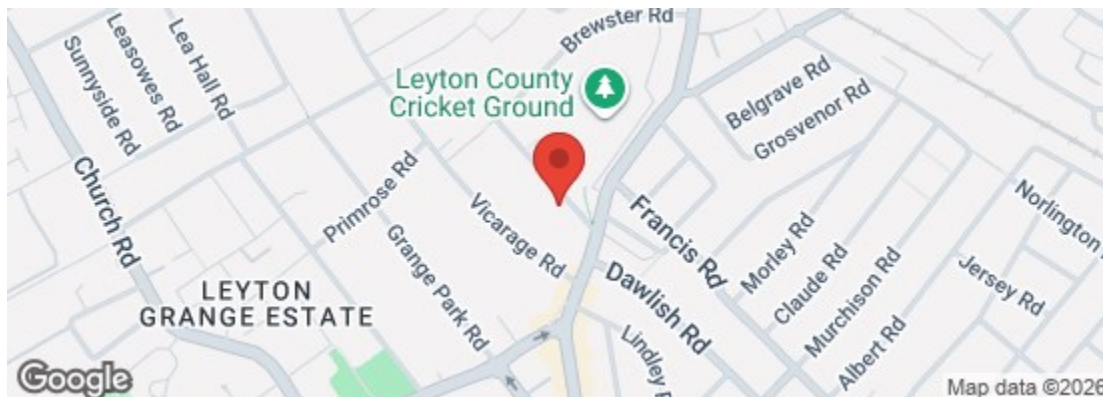


**CHURCHILL**  
estates

Crawley Road, Leyton, E10 6RJ  
£2,700 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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	



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.



**CHURCHILL**  
estates

Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)



Nestled on Crawley Road in the vibrant area of Leyton, E10, this beautifully presented three-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 818 square feet, this property is ideal for families seeking ample space and a welcoming atmosphere.

Upon entering, you will find two generously sized reception rooms that provide versatile living areas, perfect for entertaining guests or enjoying quiet family time. The modern kitchen is well-equipped, making meal preparation a delight. The family bathroom is conveniently located, ensuring ease of access for all.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. With gas central heating and double glazing throughout, you can enjoy a warm and cosy environment all year round.

One of the standout features of this home is the large garden, providing an excellent outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months.

Available Now, this unfurnished or part-furnished house is ready for you to make it your own. With its ample space and modern amenities, this property is perfect for families looking to settle in a friendly neighbourhood. Don't miss the opportunity to call this lovely house your home.

