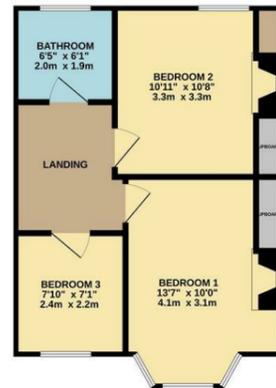
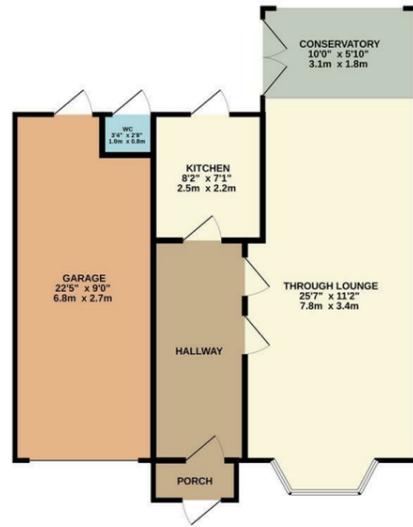




GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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.  
Made with Metropac (2025)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1062.00 sq ft



**CHURCHILL**  
estates

Matlock Road, Leyton, E10 6DJ  
Price Guide £675,000 Freehold

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



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

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	62	80



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.



Guide price £675,000-£725,000

Set on the charming Matlock Road in Leyton, this deceptively spacious three-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. Situated within the desirable Barclay Estate, this property is offered on a chain-free basis, ensuring a smooth transition for prospective buyers.

Upon entering, you will find two generous reception rooms that provide ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a comfortable flow throughout the home. The property boasts three well-proportioned bedrooms, perfect for accommodating family members or guests.

The bathroom is conveniently located, catering to the needs of a busy household. Additionally, the property features a garage, a 70ft (length) x 28ft (wide) rear garden and off-street parking, a rare find in this area, making it ideal for those with vehicles.

One of the standout features of this home is its proximity to Leytonstone Central Line station, which offers excellent transport links to central London and beyond. This makes commuting a breeze, enhancing the appeal for those who work in the city.

Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

