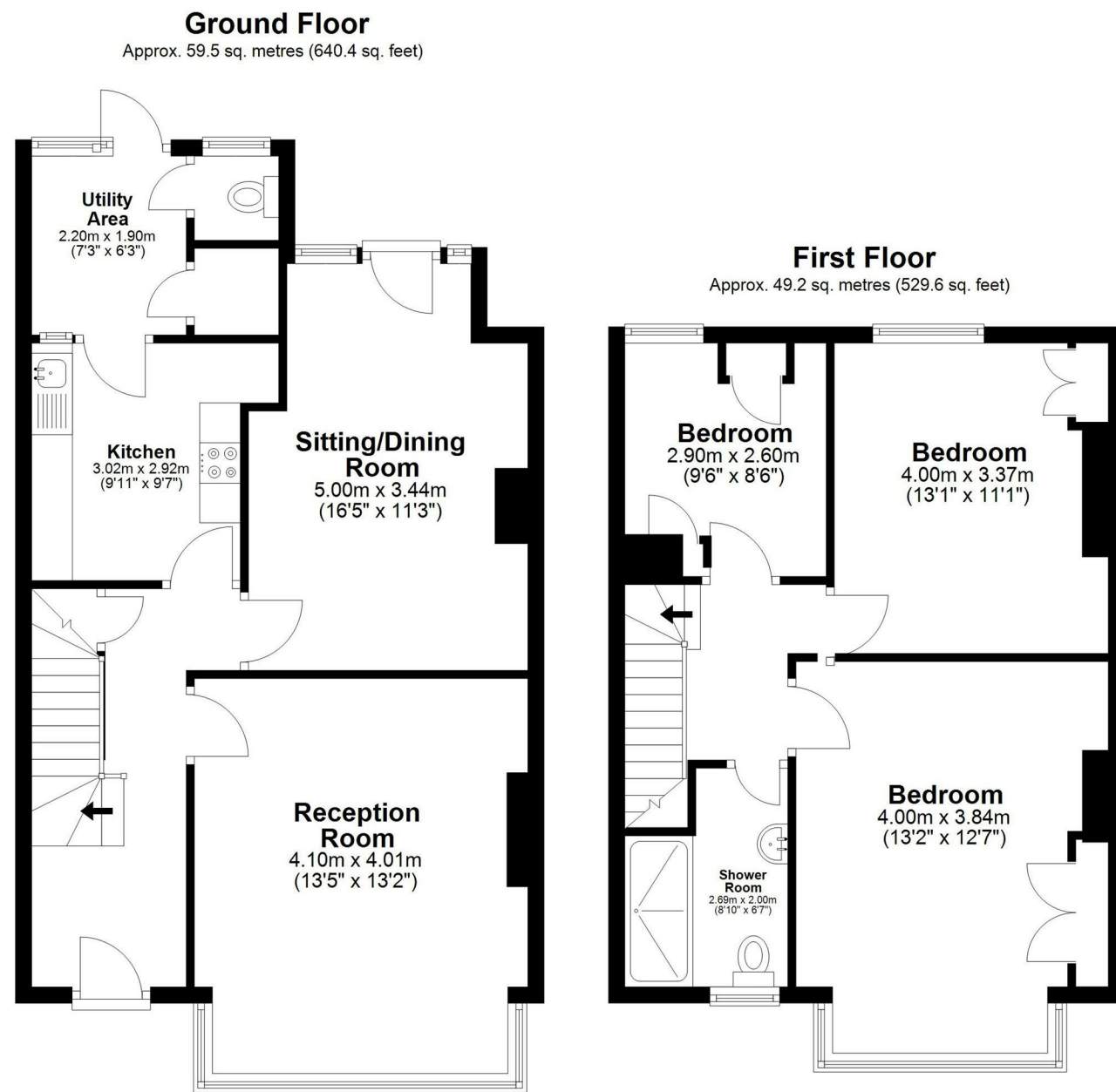




Total area: approx. 108.7 sq. metres (1170.1 sq. feet)

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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Whipps Cross Road



Whipps Cross Road, Leytonstone

Offers In Excess Of £725,000 Freehold

- Three bedroom house
- Lots of potential
- 0.5 miles to Snaresbrook Underground Station
- Back access
- Two reception rooms

Whipps Cross Road, Leytonstone

Petty Son & Prestwich are delighted to offer for sale this charming three bedroom family home, ideally positioned just 0.7 miles from Leytonstone Underground Station.

 3

 1

 2

 C

Council Tax Band: D



Occupying an enviable location overlooking the expansive green spaces of Epping Forest and Hollow Ponds, this property enjoys a picturesque setting while remaining conveniently close to excellent local amenities and transport links. The property is within one mile of three Central Line stations: Snaresbrook (0.5 miles), Leytonstone (0.6 miles) and Wanstead (0.7 miles) and is also within easy walking distance of both Wanstead High Street and Leytonstone. Approached via a generous front garden, the attractive red-brick façade is enhanced by characterful double bay windows, creating an impressive first impression.

Internally, the property offers spacious and well-proportioned accommodation throughout and presents an exciting opportunity for a buyer to modernise and personalise to their own taste. The ground floor comprises two substantial reception rooms, a spacious kitchen and a practical utility room with access to the rear garden.

Upstairs, there are three bedrooms, two of which are generous doubles, together with a shower room. Like many neighbouring properties, there is excellent scope for further enhancement, including a loft conversion, ground floor extension and the potential for a front driveway (subject to the necessary planning consents), allowing the creation of a larger, open-plan living space if desired.

To the rear, the low-maintenance garden features a combination of patio and lawn areas, bordered by attractive plants and shrubs that provide colour and interest throughout the seasons.

A useful rear access gate adds further practicality, making it easy to bring bicycles, garden equipment or outdoor furniture into the garden.

EPC Rating: C71
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
13'5" x 13'2"

Dining Room
16'5" x 11'3"

Kitchen
9'11" x 9'7"

Utility Area
7'3" x 6'3"

Bedroom
13'1" x 12'7"

Bedroom
13'1" x 11'1"

Bedroom
9'6" x 8'6"