



**CHURCHILL**  
estates





Bloxhall Road,  
Leyton

Offers In Excess Of  
£350,000

Tenure : Leasehold

Floor Area : 576.00 sq ft


Local Authority : Waltham forest

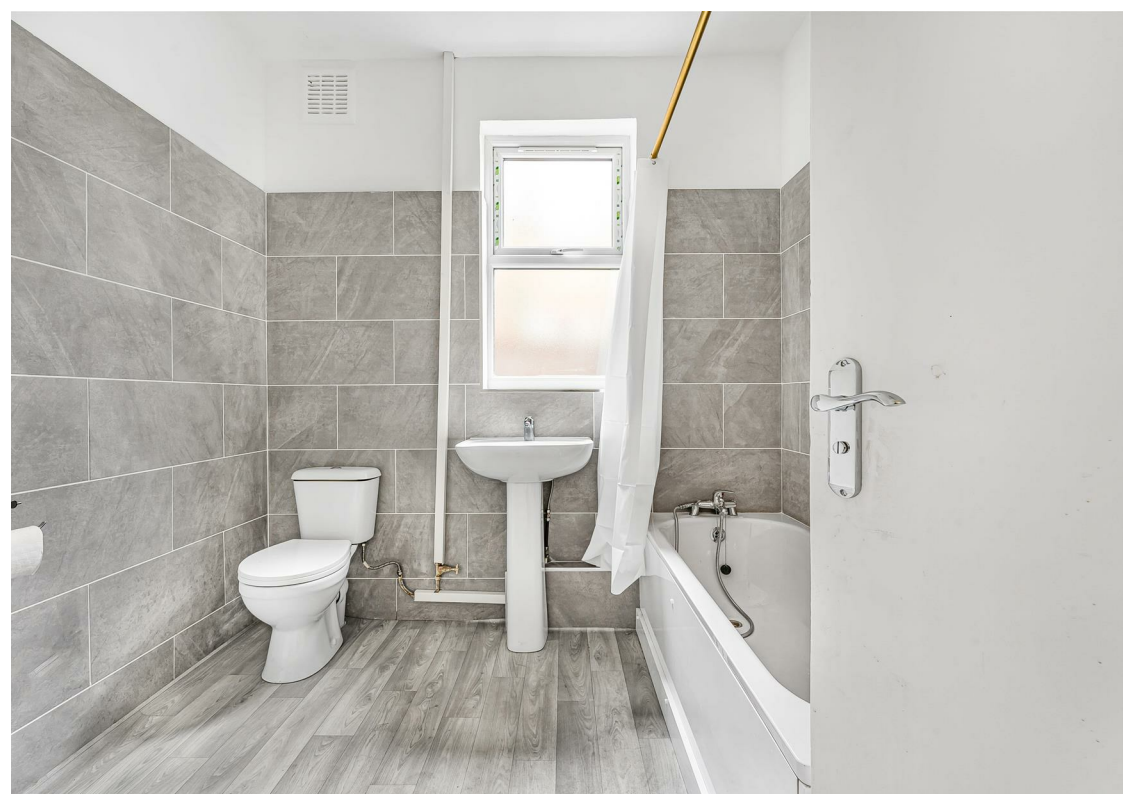
Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

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		
England & Wales		EU Directive 2002/91/EC 





Nestled on the charming Bloxhall Road in Leyton, this delightful ground floor maisonette offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertainment. The well-appointed bedroom is designed to be a peaceful retreat, while the bathroom is both functional and stylish.

One of the standout features of this maisonette is its private garden, an ideal spot for enjoying the outdoors, whether it be for gardening, hosting friends, or simply unwinding in the fresh air. The property is chain free, making it an attractive option for those looking to move in without delay.

Situated within walking distance to local shops and amenities, residents will find everything they need just a short stroll away. Additionally, Lea Bridge Station is conveniently close, providing easy access to public transport for those commuting or exploring the wider area.

This maisonette is a wonderful opportunity for first-time buyers or someone who is looking for a project. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.











- Chain Free
- Walking Distance To Local Amenities
- Recently Refurbished
- Extended Lease on Completion
- Private Garden
- Double Glazed Windows
- Easy Access to Lea Bridge Road Station

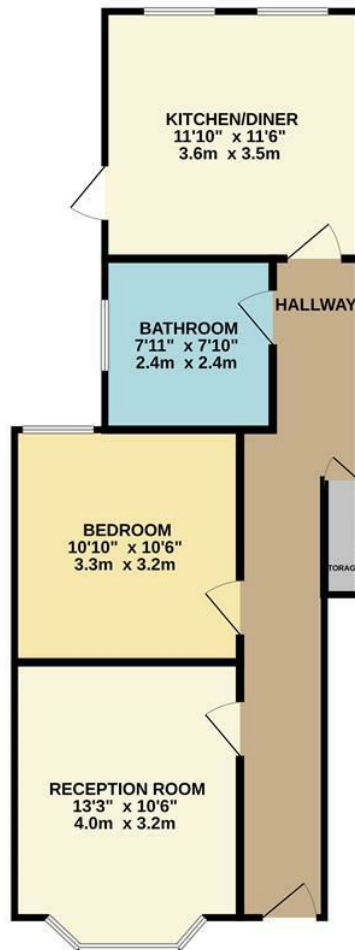








GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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