



**CHURCHILL**  
estates

# Ashville Road, Leytonstone

£725,000

Tenure : Freehold

Floor Area : 862.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**\*\*Viewings commencing Saturday 21st February - Strictly by appointment only\*\***

Churchill Estates are pleased to bring to market this charming two double bedroom Victorian terraced house.

Being sold with a complete chain, this beautifully presented home combines classic period charm with modern family living making it tailor made for young families. The current owners have lovingly lived in the property for over 20 years.

The property retains much of its original character including high ceilings, decorative corning and original floorboards. The front reception room features a bay window and a stunning feature fireplace creating a warm and inviting space, while a large storage cupboard under the stairs provides practical room for everyday essentials.

At the rear a thoughtfully designed kitchen extension with a skylight opens onto a west-facing garden beautifully laid out with a patio area, a lawn, and a decking area at the back — perfect for children to play safely and for hosting. A mature Californian lilac at the rear of the garden enhances privacy and blooms in early spring, adding wonderful seasonal colour. The kitchen benefits from underfloor heating, the boiler is only two years old and has just been serviced while the property has also been fully rewired for additional peace of mind.

Upstairs the main bedroom spans the full width of the house and includes built in storage. A second double room is off the landing, while the generous family bathroom provides ample space for all the family and also benefits from underfloor heating. Planning permission has been granted for a loft conversion, offering further potential to extend the property. Additional features include double glazing and gas central heating throughout.

Young families will appreciate the location close to highly regarded schools including Newport School (0.2 miles), Mayville Academy (0.2 miles), and Norlington School & Sixth Form (0.4 miles). The street itself is very friendly and family-oriented, with an active WhatsApp community group, fostering a strong sense of neighbourhood connection. You also have access to vast of open spaces of Wanstead Flats which is only 10 minutes on foot. The Northcote Arms, Heathcote Arms and Unity Cafe are all within minutes walk as well as the shops and street food markets of Francis Road.

Transport links are excellent with Leytonstone High Road Overground (0.3 miles) and Leytonstone Tube Station (Central Line 0.5 miles) within walking distance providing easy access into central London.

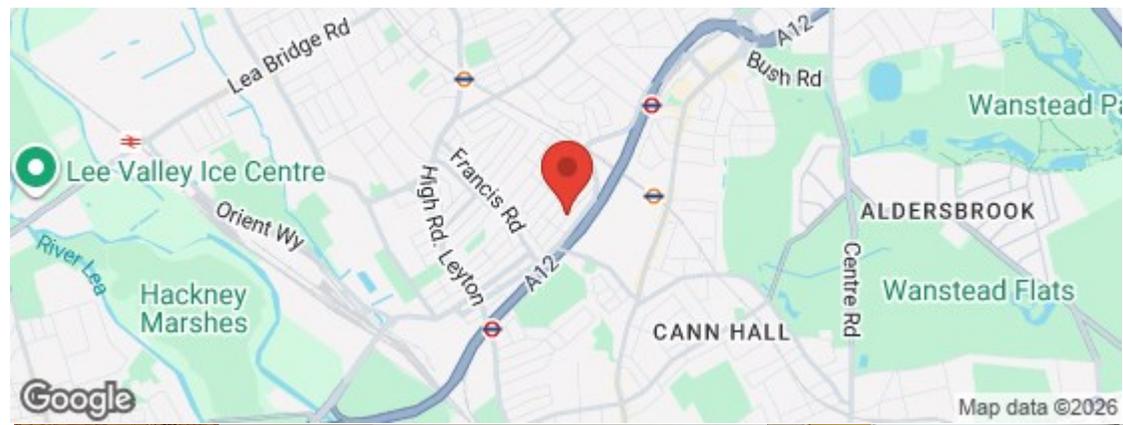
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Charming two double bedroom Victorian terraced house
- Combines classic period features with modern family living
- Front reception room with bay window and feature fireplace
- Generous upstairs family bathroom
- The Northcote Arms, Heathcote Arms and Unity Cafe are all within a minutes walk
- Being sold with a complete chain
- Original features including high ceilings, decorative corning and floorboards
- Kitchen extension with skylight opening onto west facing garden
- Planning permission granted for future loft conversion
- Access to vast of open spaces of Wanstead Flats is only 10 minutes on foot

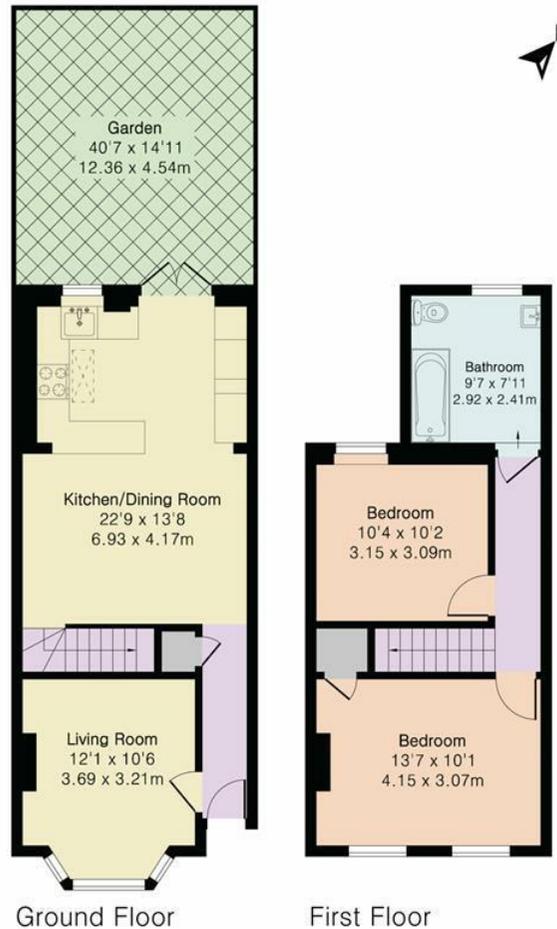




**Approximate Gross Internal Area 862 sq ft - 80 sq m**

Ground Floor Area 462 sq ft – 43 sq m

First Floor Area 400 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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