



CHURCHILL
estates



Connaught Road, Leytonstone

Offers In Excess Of £550,000

Bedrooms: 2 | Receptions: 1 | Bathrooms: 1

Tenure: Freehold

Floor Area: 710.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C



- Attractive Double Fronted End Of Terrace House
- Bright Kitchen With Ample Cupboard And Worktop Space
- Generously Sized Lounge/Diner
- Low Maintenance Rear Garden With Patio And Lawn
- Two Well Proportioned Double Bedrooms
- Fully Tiled Three Piece Family Bathroom
- Ground Floor W/C
- Potential To Extend Subject To Planning Permission
- Excellent Transport Links For Commuting Across London
- Convenient Access To Local Shopping Facilities Along Leytonstone High Road



Churchill Estates are proud to present this attractive two bedroom, double fronted end of terrace house offering spacious and versatile accommodation throughout. Ideally suited to first time buyers, couples and growing families alike, this appealing home combines well proportioned living spaces with a generous rear garden and further potential to extend, subject to the necessary planning permissions and building regulations.

Upon entering you are greeted by a spacious entrance hallway providing a welcoming first impression and access to the principal reception areas. The bright and well appointed kitchen offers ample cupboard and worktop space together with sufficient room for a generous dining table making it ideal for family meals and everyday use. The hallway also leads through to a spacious lounge/diner providing an excellent setting for both comfortable day to day living and entertaining family and friends. This versatile reception room benefits from French doors opening directly onto the rear garden allowing plenty of natural light to enter and creating a seamless connection between the indoor and outdoor spaces. The garden itself is generously proportioned and thoughtfully arranged featuring a patio area leading onto a lawn providing an ideal space for outdoor dining, summer barbecues, children's activities and relaxation. A convenient ground floor W/C completes the accommodation.

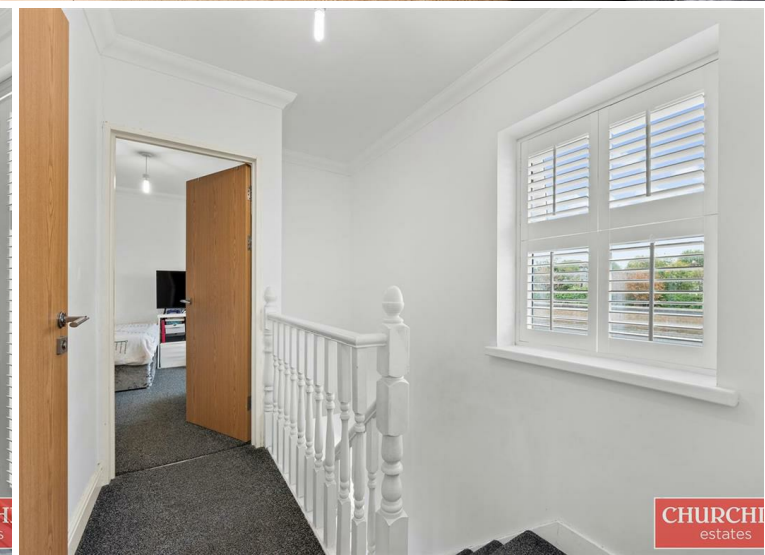
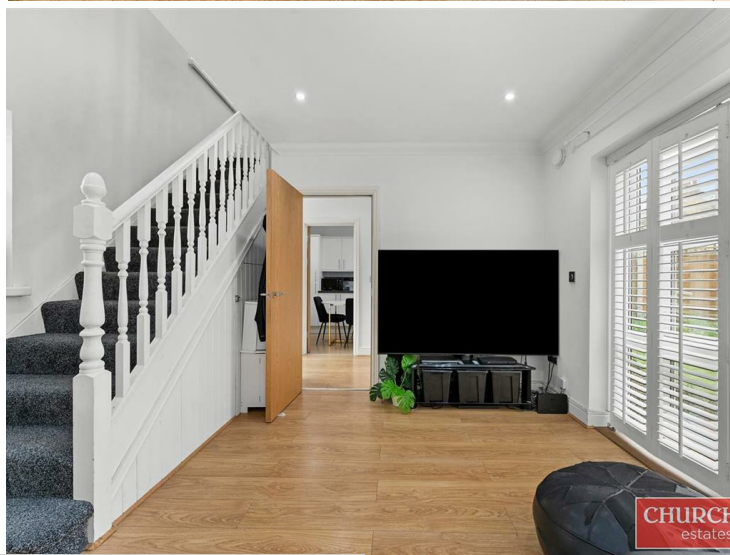
To the first floor are two generous double bedrooms both offering comfortable and flexible living space. The accommodation is complemented by a fully tiled three piece family bathroom providing a practical and neatly presented space for everyday use.

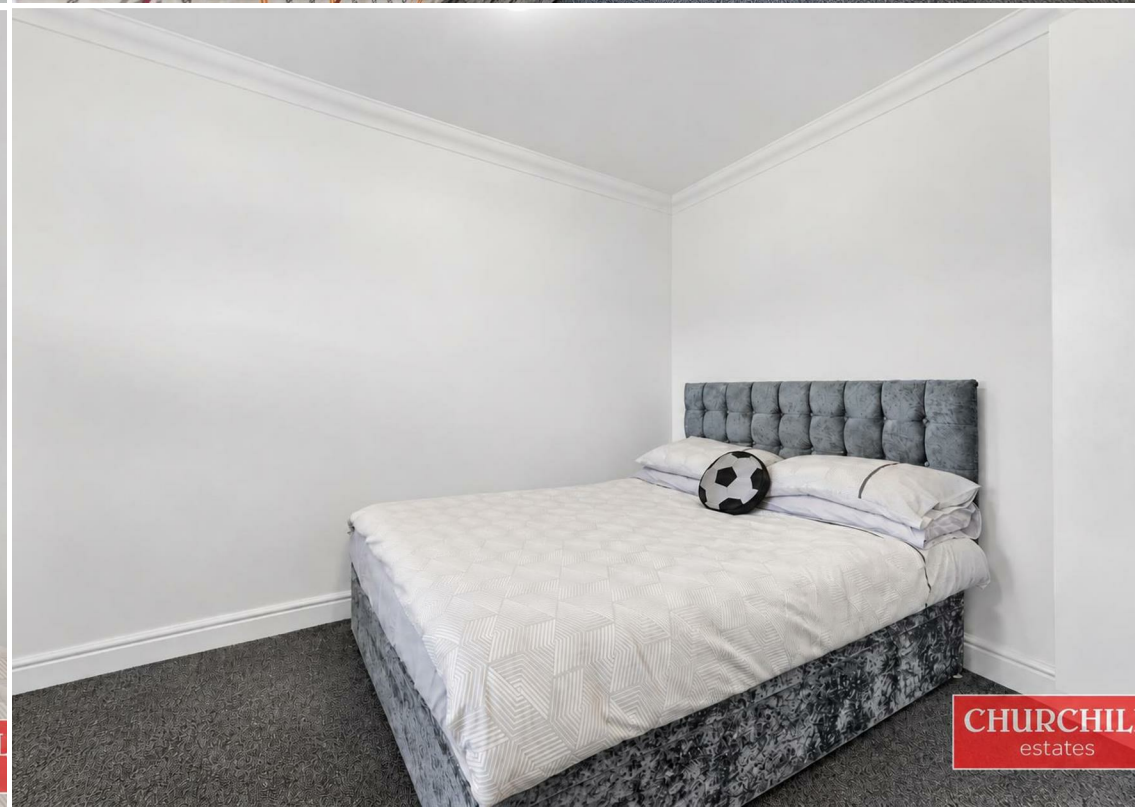
Further benefits include gas central heating, double glazing and the additional advantage of the property being end of terrace. The property also offers exciting potential for future extension or improvement, subject to the necessary planning permissions and building regulations.

The property is well positioned for a selection of local schools including George Tomlinson Primary School (0.2 miles), Davies Lane Primary School (0.3 miles) and Connaught School for Girls (0.1 miles), making the location particularly appealing for families. Commuters are also well catered for with Leytonstone High Road Station approximately (0.2 miles), Leytonstone Underground Station (0.3 miles) and Leyton Midland Road Station (0.6) providing convenient access to public transport connections across London.

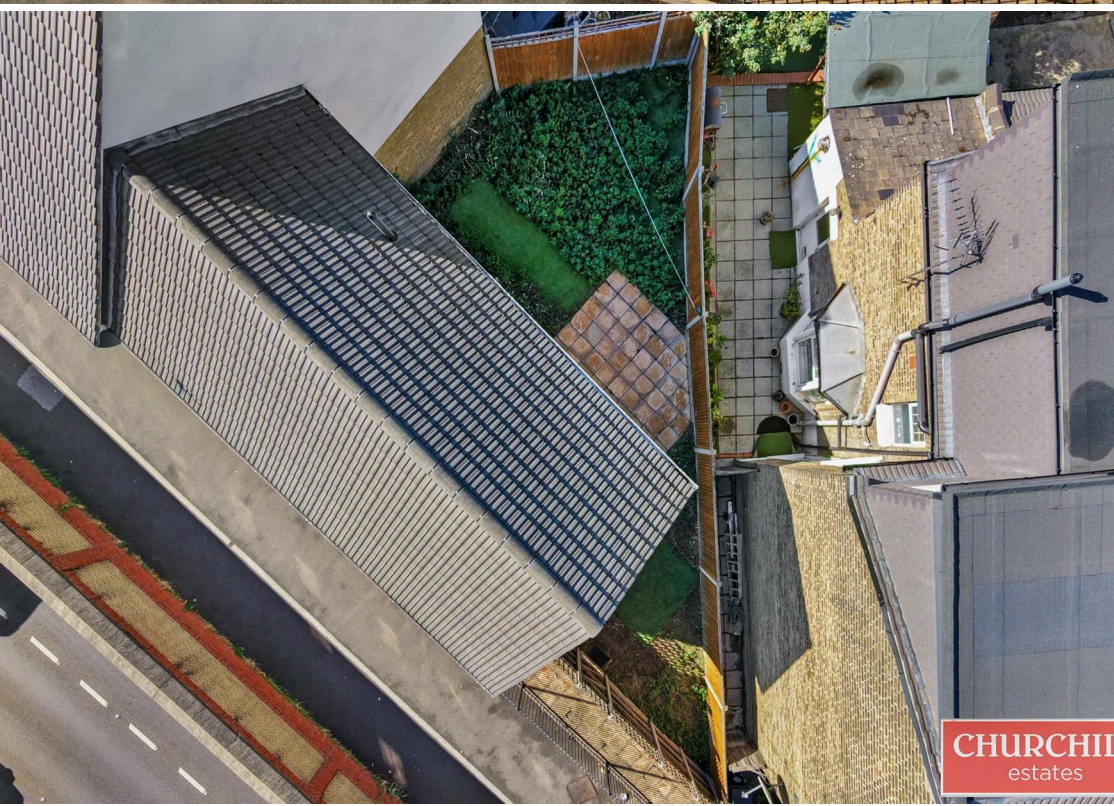
The vibrant local amenities of Leytonstone are also within easy reach with a variety of independent cafes, coffee shops, restaurants and local eateries nearby ideal for enjoying a morning coffee, meeting friends or dining out. Leytonstone High Road offers an excellent selection of everyday shopping facilities, convenience stores, supermarkets and independent retailers, catering for a wide range of day to day needs.

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

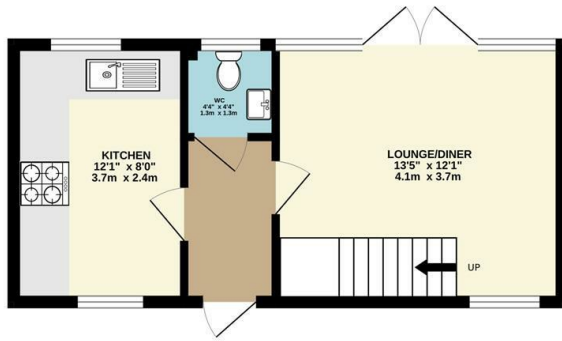




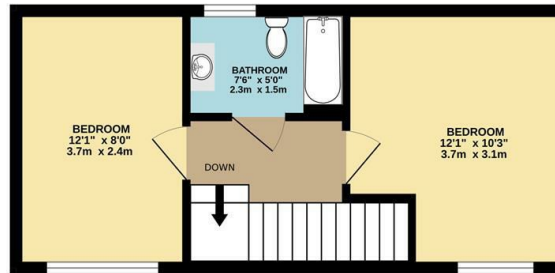




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 710sq.ft. (66.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(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	

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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