



CHURCHILL
estates



Meadow Close, Leyton

Offers In Excess Of
£500,000

Tenure : Freehold

Floor Area : 612.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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



A fantastic opportunity to acquire a two-bedroom house in Leyton, offering generous living space, a private garden and the added benefit of private off street parking. The property comprises two well proportioned double bedrooms, a first floor bathroom and a spacious reception room, providing a great foundation for buyers looking to create a home tailored to their own style and requirements. One of the property's standout features is the private garden, offering valuable outdoor space for entertaining, relaxing or gardening. The property also benefits from a private parking space, a highly desirable feature in the area. The house is chain free and presents an exciting opportunity for those looking to modernise and make the property their own, whether as a first home or as an investment. The property benefits from double glazed windows and central heating, contributing to its EPC rating of C.

Located next to the beautiful Leyton Jubilee Park, residents can enjoy easy access to extensive green space and recreational facilities. The vibrant Lea Bridge Road area is also within easy reach, offering an excellent selection of restaurants, independent cafés, local shops and everyday amenities, creating a lively and convenient neighbourhood. The property is ideally positioned for transport links, located approximately 1.1 miles from Leyton Station, providing access to the Central line and excellent connections across London. Leyton Midland Road Station is also approximately 0.8 miles away, offering additional transport options.

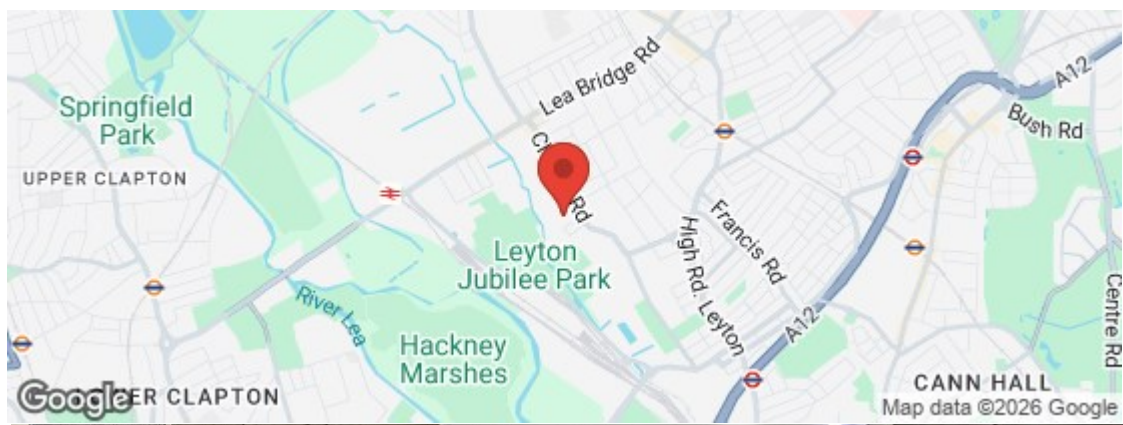
With its combination of two double bedrooms, spacious reception room, private garden, private parking, excellent transport links and scope for modernisation, this property is well suited to first time buyers, investors and those looking for a project to transform into their ideal home.





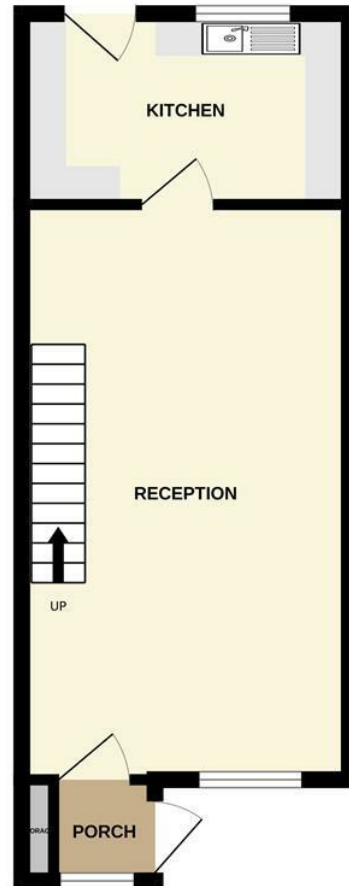


- 2 Bedroom house
- Close to Leyton Jubilee Park
- Private Garden
- Double Glazing Windows
- Chain Free
- 1.1 mile from Leyton Station
- Off Street Parking Space
- Gas Central Heating

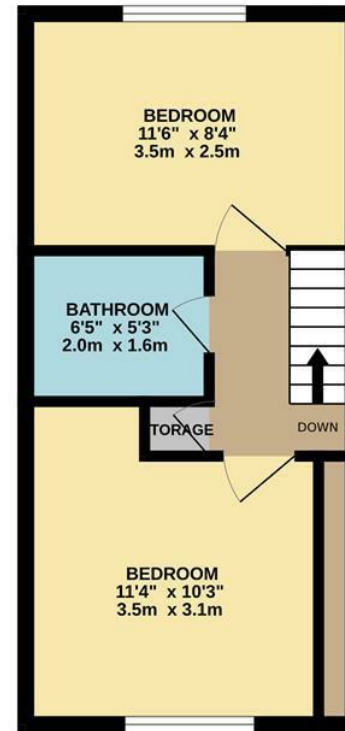




GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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.
Made with Metropix ©2026

Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

CHURCHILL
estates