



**CHURCHILL**  
estates



# West End Avenue, Leyton

Offers In Excess Of  
£600,000

Tenure : Freehold

Floor Area : 1402.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

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>                            |                                                                                                                  | <b>79</b> |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC  |           |



Nestled in the desirable Barclay estate, this charming three-bedroom terraced house on West End Avenue, Leyton, presents an excellent opportunity for both families and investors alike. The property is offered chain free, allowing for a smooth and efficient purchase process.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living area or a formal dining room. The house boasts three well-proportioned bedrooms, providing ample space for rest and relaxation.

The property features a single bathroom, which is conveniently located to serve the needs of the household. Additionally, there is significant potential to extend the property, subject to planning permission, allowing you to create your dream home tailored to your specific requirements.

Location is key, and this house does not disappoint. With easy access to local amenities and the station, commuting and daily errands are made simple. Leyton offers a vibrant community atmosphere, with a variety of shops, parks, and schools nearby, making it an ideal place for families and professionals alike.

In summary, this three-bedroom terraced house on West End Avenue is a fantastic opportunity to secure a home in a sought-after area, with the added benefit of potential for expansion. Do not miss your chance to view this property and explore the possibilities it has to offer.





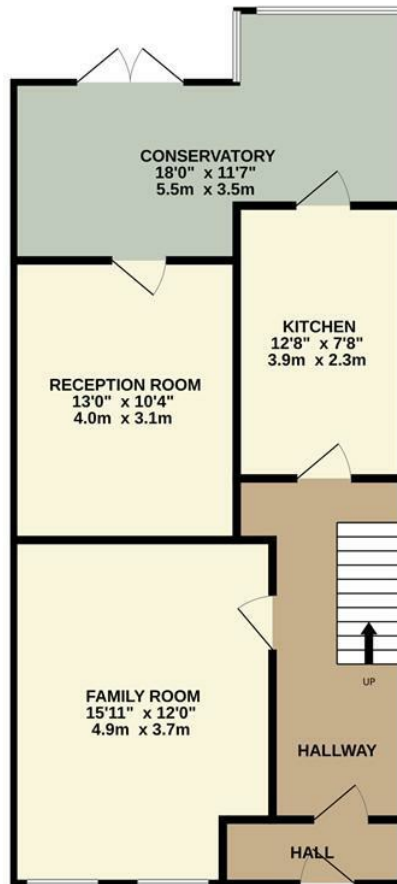


- chain free
- potential to extend (STPP)
- easy access to Wood street Weaver line station
- Three bedrooms & a loft room
- Two reception rooms





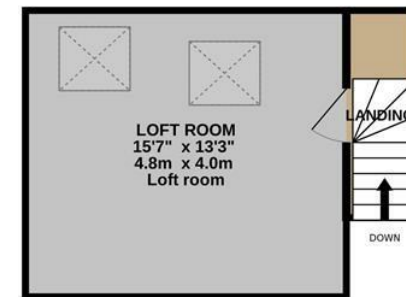
GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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