



CHURCHILL
estates



Wallwood Road, Leytonstone

**Offers In Excess Of
£1,450,000**

Bedrooms: 5 | Receptions: 2 | Bathrooms: 3

Tenure: Freehold

Floor Area: 2726.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: E



- Five Bedroom Brick Fronted Semi-Detached Family Home
- Highly Sought After Upper Leytonstone Location
- Private Driveway Providing Off Street Parking For Two Vehicles
- Generous Kitchen/Dining Area With Separate Utility Space
- Two Bedrooms Benefiting From Private En Suite Shower Rooms
- Exceptional Rear Garden Extending To Approximately 138ft
- Versatile Detached Garden Annexe Measuring Approximately 363 Sq Ft
- Excellent Potential For Loft Conversion (STPP)
- Approximately 0.6 Miles To Leytonstone Central Line Station
- Excellent Choice Of Local Primary & Secondary Schools Nearby



Churchill Estates are delighted to offer for sale this substantial five bedroom brick fronted semi detached family home, occupying a desirable position within the ever popular Upper Leytonstone area. Offering an impressive amount of accommodation, a remarkable 138ft rear garden, a versatile detached annexe and a spacious basement this is a property that combines traditional character with the flexibility required for modern family living.

The property makes an attractive first impression with brick frontage and private driveway providing off street parking for two vehicles. The house also enjoys the unusual advantage of having no properties directly opposite, creating a pleasant open outlook along Queens Road. Side access offers a practical route through to the rear garden, particularly useful for families and those who enjoy spending time outdoors.

Upon entering a generous entrance hallway provides access to the front reception room, enhanced by a large bay window which fills the space with natural light. A traditional fireplace adds a welcoming focal point, making this an ideal room for relaxing and entertaining.

A further reception room sits immediately behind and offers an equally impressive amount of space. Retaining its original rear bay, a particularly attractive and less commonly found feature this room also benefits from patio doors opening onto the garden. The separation of these two reception rooms provides excellent versatility allowing families to enjoy distinct living and dining areas or adapt the rooms to suit their individual requirements.

Continuing towards the rear the kitchen and dining area provides a spacious and practical setting for everyday family life. There is an excellent amount of worktop and storage space, complemented by integrated appliances and room for dining. Direct access to the garden creates a convenient connection between the indoor and outdoor areas making it particularly appealing during the warmer months. A separate utility area and convenient ground- floor WC complete the accommodation on this level.

An additional feature that really sets this home apart is the substantial basement, extending across the width of the property and measuring approximately 425 sqft. With a ceiling height of around 6ft, the space is currently utilised as a workshop and provides valuable additional storage and working accommodation. For those with different requirements, there is potential to explore alternative uses such as a home gym, hobby room or playroom, subject to the necessary works and consents.

The first floor offers an impressive five bedrooms, comprising four well proportioned doubles and a generous single, making the property particularly well suited to larger families or those requiring dedicated space for working from home.

The main bedroom occupies the front of the house and benefits from an attractive bay window creating a bright and spacious setting. This room also enjoys the added convenience of its own en suite shower room. A further double bedroom positioned behind the main bedroom benefits from a second en suite, providing excellent flexibility for older children, visiting family members or guests who would appreciate their own private facilities.

The remaining three bedrooms are all well proportioned with the generous single bedroom offering an ideal space for a nursery, study or additional bedroom. A modern family bathroom serves the rest of the first floor accommodation.

Externally, the rear garden is undoubtedly one of the property's most outstanding features. Extending to approximately 138ft this exceptional outdoor space provides a wonderful sense of openness and an abundance of room for families to enjoy. Whether used for summer entertaining, outdoor dining, children's activities or gardening the sheer depth of the garden offers opportunities rarely found in properties of this nature.

Positioned within the garden is a substantial detached annexe measuring approximately 363 sq ft providing another extremely versatile addition to the home. Featuring contemporary bi-folding doors, a spacious wet room and separate storage area this impressive space could comfortably accommodate a variety of uses, including a home office, creative studio, guest accommodation or recreational room subject to any necessary consents.

Further benefits include double glazing throughout and gas central heating, adding to the practicality of this impressive property.

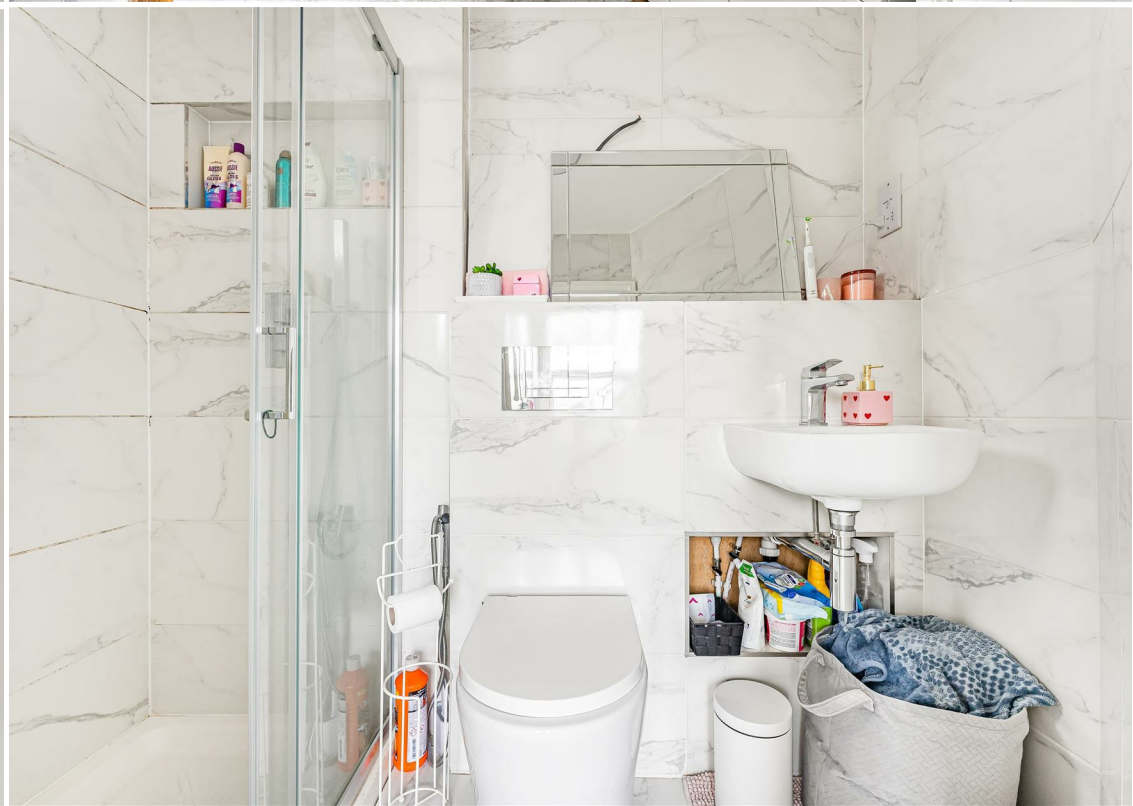
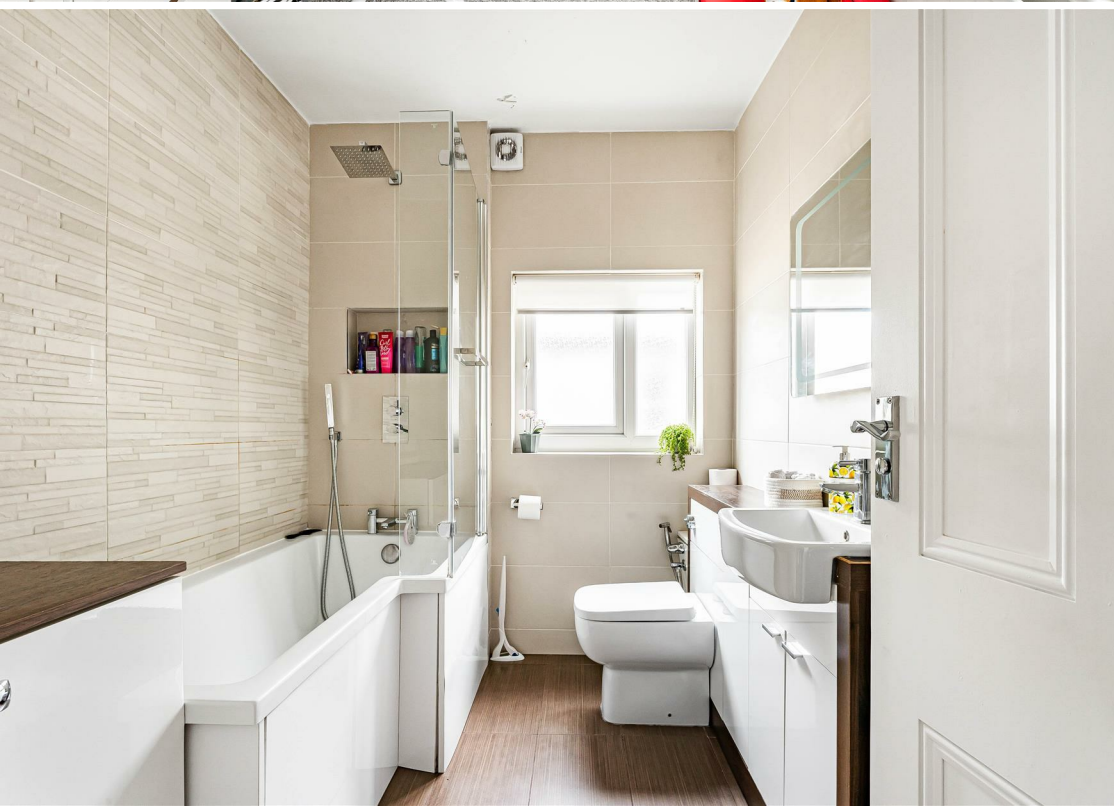
The location is equally appealing. Upper Leytonstone remains a highly desirable residential area particularly popular with families looking for a quieter setting whilst retaining excellent access to local amenities, transport connections and green spaces. The surrounding neighbourhood offers a variety of independent shops, cafes, restaurants and everyday conveniences with the wider attractions of Leytonstone and Wanstead within easy reach.

Families are particularly well catered for by the selection of nearby schools, including St Stephen's Primary School approximately 0.3 miles away and Shaftesbury Primary School approximately 0.4 miles away. For secondary education, St Angela's Ursuline School and St Bonaventure's RC School are approximately 0.6 and 0.7 miles away respectively.

Commuters will appreciate the convenience of Leytonstone Underground Station situated approximately 0.6 miles away providing Central Line services with direct connections towards Stratford, Liverpool Street, the West End and other parts of central London.

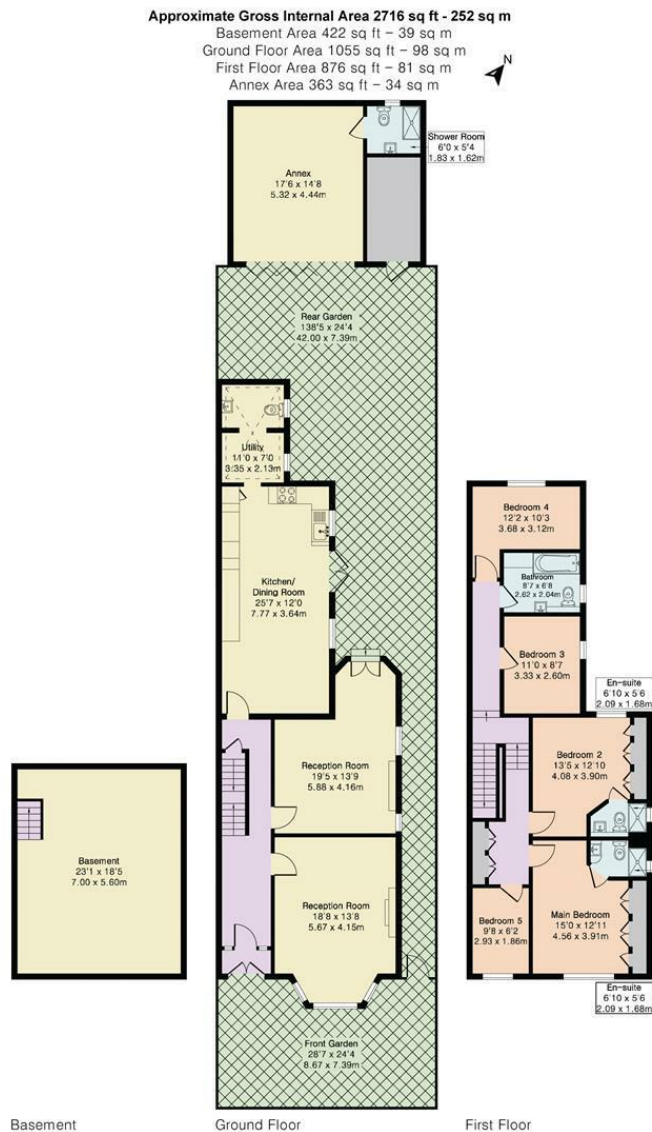
For further information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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To view call **020 8989 0011**

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