



PEDESTRIAN
and CYCLE
ZONE
No. 111
Mon - Fri
8:00 - 10:00 am
2:45 - 4:45 pm
Except permit
holder. **SP23**

New Traffic
Restriction
From 26 Jan 2026

ESSEX RD SOUTH



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Hainault Road, Leytonstone

£900,000

Tenure : Freehold

Floor Area : 2495.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : F

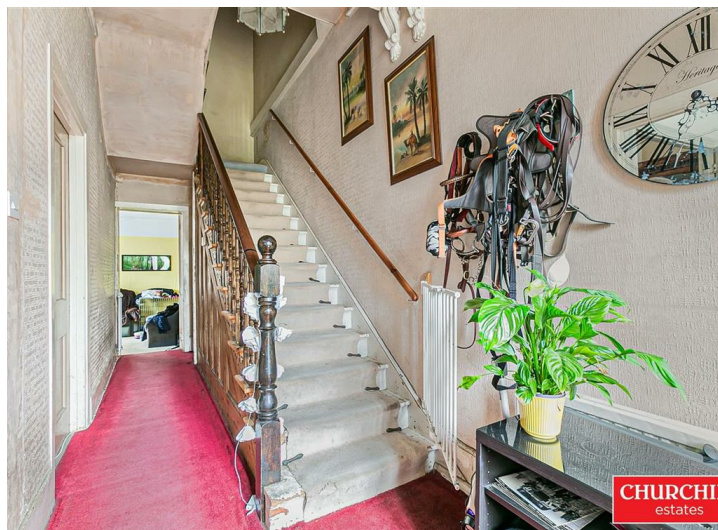
Bedrooms : 4

Receptions : 3

Bathrooms : 2



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Churchill Estates are pleased to bring to market this substantial semi-detached Victorian family home, situated on a prominent corner plot offering an exciting renovation and development opportunity.

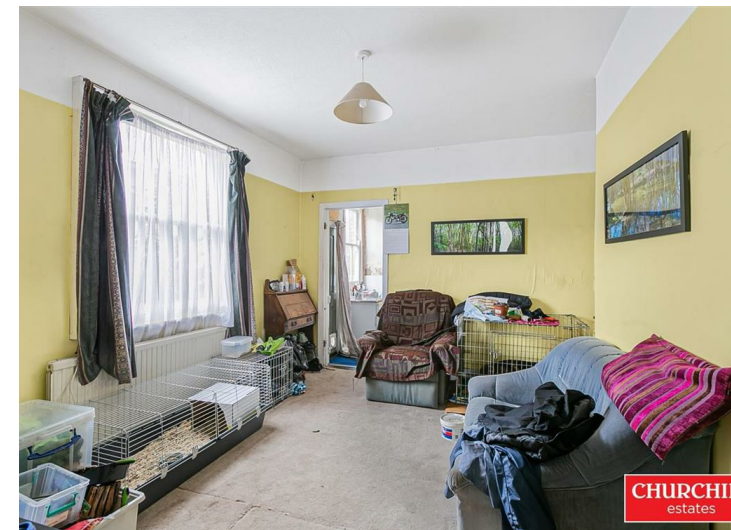
This impressive period property provides generous and versatile accommodation arranged over multiple levels, including four well-proportioned bedrooms, three reception rooms and a useful cellar. Retaining a wealth of original character and charm, the house has remained within the same family for over 80 years and now presents a rare opportunity for full modernisation and restoration, allowing the next owner to create a truly exceptional family home.

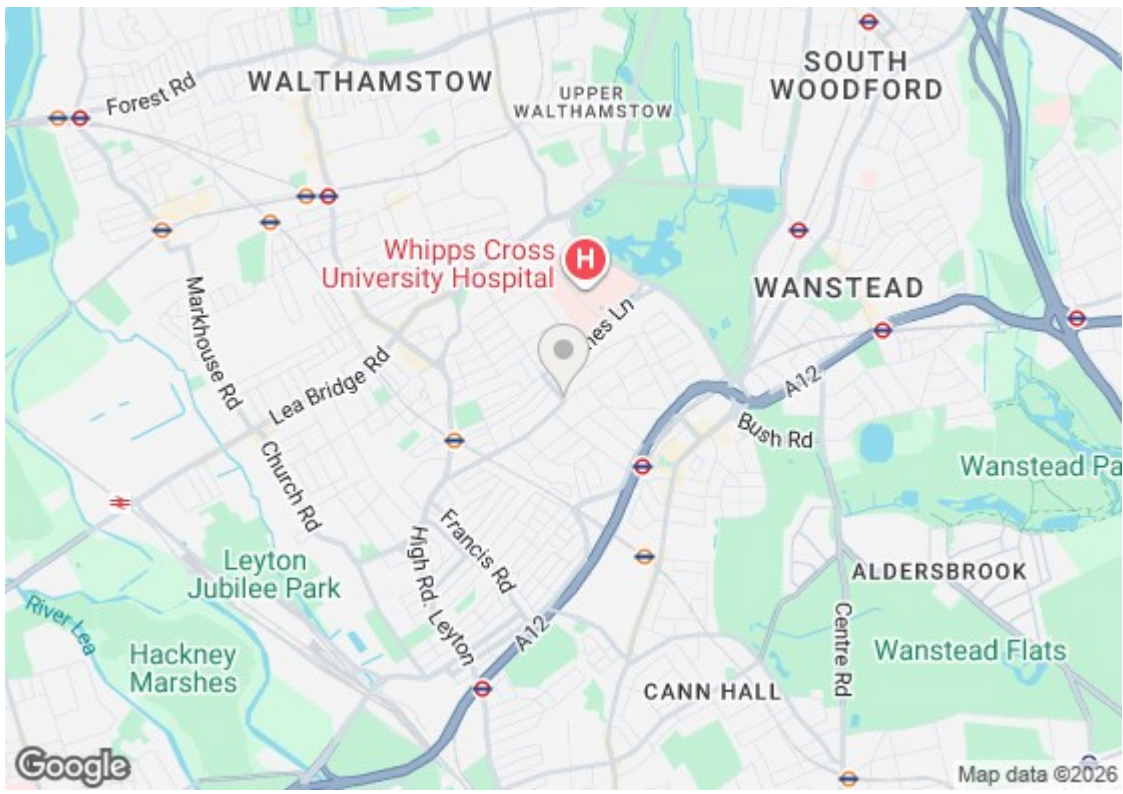
Externally the property benefits from a large rear garden, garage, dropped kerb and side access, with clear potential to create off-street parking (subject to planning permission). The corner plot position further enhances the sense of space and offers excellent scope for extension or redevelopment, again subject to the necessary consents.

The location is highly convenient positioned within central Leytonstone and approximately 0.5 - 0.8 miles of Leytonstone and Snaresbrook Underground Stations.

The property is also well served by excellent local schooling including George Tomlinson Primary School, Gwynn Jones Primary School and Leytonstone Senior School all within close proximity. In addition Whipps Cross Hospital, Epping Forest and a wide range of local amenities are all easily accessible.

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







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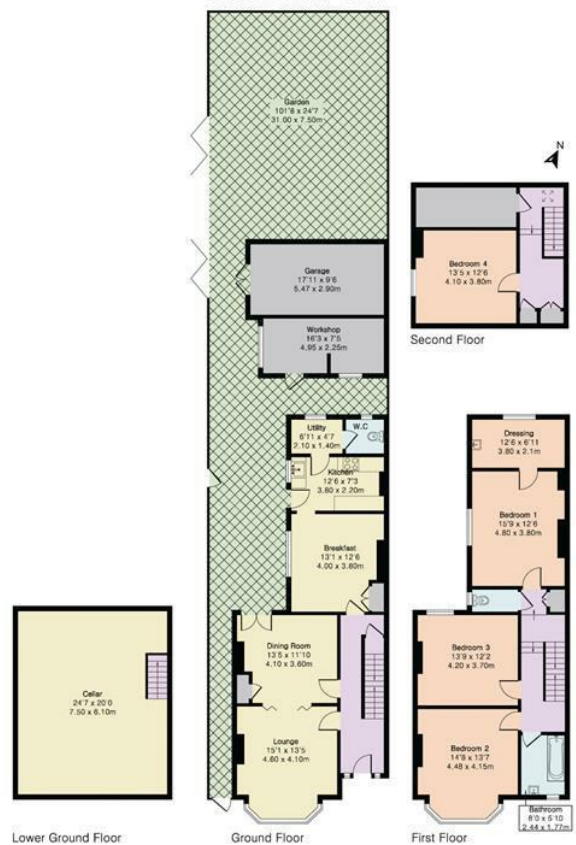
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- Substantial semi-detached Victorian family home
- Four well proportioned bedrooms offering excellent family accommodation
- Full of original period features and character throughout
- Large cellar providing additional storage or potential further use (STPP)
- Potential to create off-street parking subject to the necessary consents
- Occupying a prominent corner plot in central Leytonstone
- Three spacious reception rooms with versatile living and entertaining space
- In need of complete modernisation – ideal renovation/development project
- Generous rear garden with garage, side access and dropped kerb
- Fantastic transport links and excellent local schools

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Approximate Gross Internal Area 2495 sq ft - 232 sq m
 (Excluding Garage)
 Lower Ground Floor Area 492 sq ft - 46 sq m
 Ground Floor Area 812 sq ft - 75 sq m
 First Floor Area 830 sq ft - 77 sq m
 Second Floor Area 361 sq ft - 34 sq m
 Garage Area 298 sq ft - 28 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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To view call **020 8989 0011**