



CHURCHILL
estates



Lyttelton Road,
Leyton

Price Guide £800,000

Tenure : Freehold

Floor Area : 1453.13 sq ft

Local Authority : LBWF

Council Tax Band : E

Bedrooms : 4

Receptions : 2

Bathrooms : 0

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £800,000-£825000

New to the market is this spacious four bedroom semi-detached home with two reception rooms, side extension and a large driveway for up to three cars plus garage, set on one of

Leyton's most sought-after streets directly opposite the open green spaces of Coronation Gardens. Offering generous, flexible accommodation and excellent kerb appeal, it is an ideal

choice for families looking for a long-term home in a prime E10 location with rare off-street parking.

The ground floor offers two well-proportioned reception rooms, providing separate spaces for relaxing and entertaining, alongside a generous side extension that creates additional living or

dining space to suit a variety of family needs. A good-sized kitchen and ground floor areas flow well, making the house practical for day-to-day living as well as larger gatherings. Upstairs

you will find four bedrooms, giving plenty of room for a growing family, guests or a dedicated home office.

Externally, the property really comes into its own with a large gated driveway providing parking for around three cars plus access to a garage, a significant advantage in this central Leyton

location where parking is at a premium. Facing the attractive Coronation Gardens, you have open views and immediate access to green space for walks, play areas and weekend

relaxation. The overall plot and layout offer buyers scope to personalise and further improve to their own taste, subject to the usual consents.

The house is superbly positioned just moments from Leyton High Road with its growing selection of cafés, independent shops and restaurants, as well as the ever-popular Francis Road

area with its village-style vibe, eateries and boutiques. Leyton Central Line station is within easy reach, putting Liverpool Street around 15 minutes away, with Westfield Stratford City and

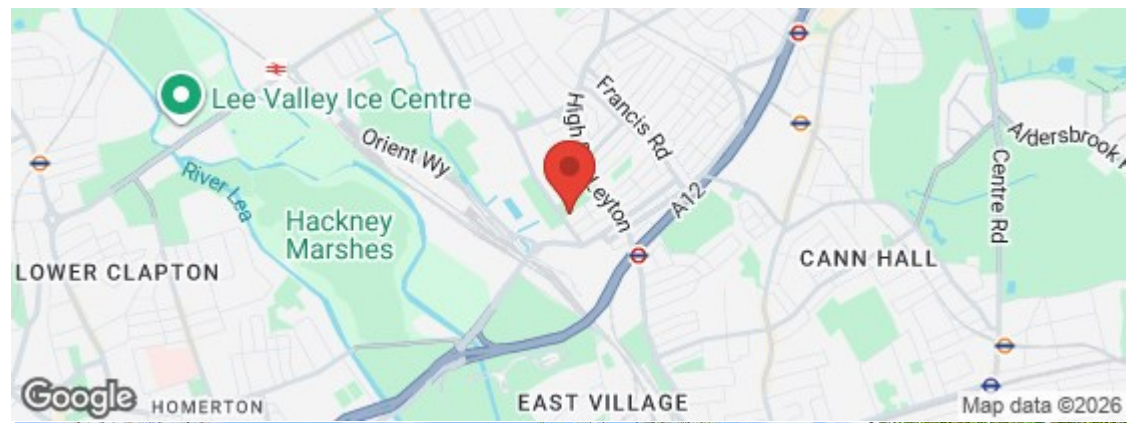
the Queen Elizabeth Olympic Park just one stop along, and the wider Lee Valley and Hackney Marshes also close by.







- 4 bedroom
- Side and rear extended
- Garage
- Right Infront of coronation gardens
- Spacious 1400 sq ft Interior
- 2 receptions
- A Generously Proportioned Driveway Great for Multiple Vehicles
- 0.3 Miles from Leyton underground station
- Semi-detached house
- Prime London location on Lyttelton Road

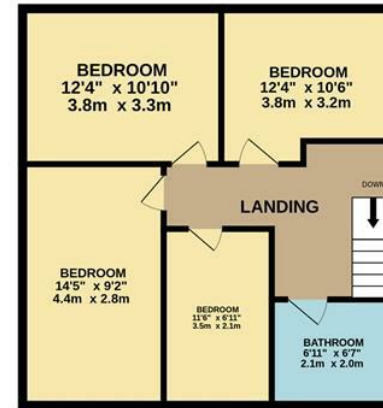




GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1453sq.ft. (135.0 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.
Made with Metropix ©2026

Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

CHURCHILL
estates