



CHURCHILL
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Harrington Road, Leytonstone

£850,000

Bedrooms: 3 | **Receptions:** 2 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 1289.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: D

- Beautifully refurbished three double bedroom terraced home
- Offered for sale with no onward chain
- Finished to a high standard with quality craftsmanship throughout
- Attractive double bay frontage with excellent kerb appeal
- Period features combined with modern living
- Contemporary family bathroom with bath and overhead shower
- Potential for further extension to the rear and loft
- Private south west facing rear garden
- Off street parking to the rear accessed via Vernon Road
- Basement for additional storage



Churchill Estates are pleased to present this beautifully refurbished three double bedroom terraced home, offered to the market with no onward chain.

Finished to an exceptional standard throughout the property effortlessly combines period charm with contemporary design. The attractive double bay frontage creates immediate kerb appeal setting the tone for a home that has been thoughtfully upgraded with high quality craftsmanship. All works have been completed to a professional standard and benefit from warranties offering buyers complete peace of mind.

Upon entering the front reception room is bathed in natural light from a large bay window and features an original fireplace creating a warm and inviting living space. To the rear a second reception room also with its own fireplace provides a perfect dining or entertaining area with direct access to the south west facing garden. The hallway enhanced by elegant panelling and decorative coving leads to a convenient ground floor W/C and provides access to a useful basement storage area.

The kitchen is positioned at the rear and enjoys views over the garden offering a bright and spacious setting. Generously proportioned it comfortably accommodates a breakfast or dining area and is fitted with brand new integrated appliances all covered by warranties for added convenience.

The ground floor is finished with striking herringbone wood flooring adding a sense of continuity and quality while the first floor features soft neutral carpeting for comfort. The landing continues the home's refined aesthetic with stylish wall panelling.

Upstairs the property offers three well proportioned double bedrooms each retaining original fireplace features. The main bedroom benefits from a bay window enhancing the sense of space and light. The family bathroom has been tastefully designed featuring a bath with overhead shower, wash basin and WC complemented by contemporary green tiling and elegant gold fittings.

Externally the south-west facing garden has been thoughtfully arranged with a patio area ideal for outdoor dining, a well kept lawn and a useful storage cupboard. The property further benefits from off-street parking to the rear accessed via Vernon Road.

Ideally located in the highly sought after area of Leytonstone the property is set on a quiet residential street while remaining within easy reach of Leytonstone Underground Station (Central Line) providing excellent links into Central London.

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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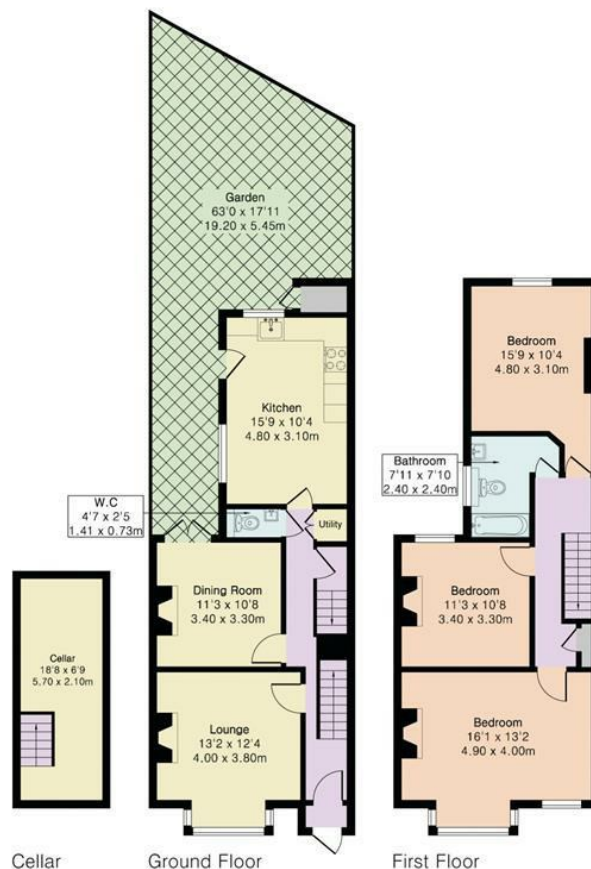


Approximate Gross Internal Area 1289 sq ft - 119 sq m

Cellar Area 129 sq ft – 12 sq m

Ground Floor Area 576 sq ft – 53 sq m

First Floor Area 584 sq ft – 54 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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Energy Efficiency Rating

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

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To view call **020 8989 0011**

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