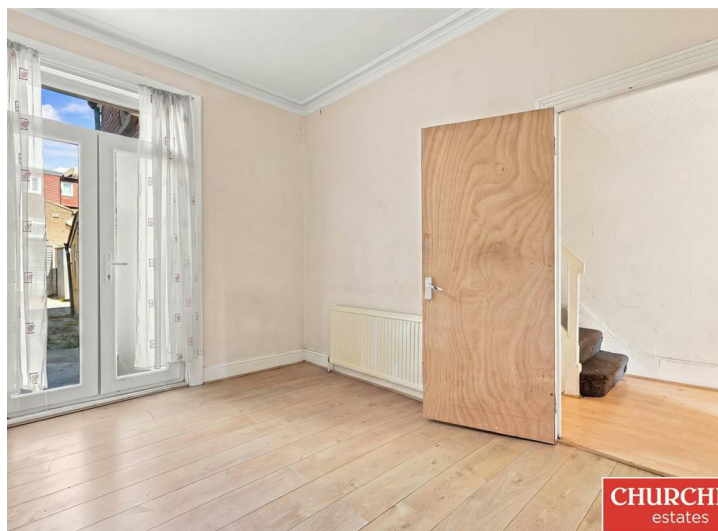




P
Resident
Permitted
24 hours
No other use

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St. Georges Road, Leyton

Offers In Excess Of
£685,000

Tenure : Freehold

Floor Area : 1741.50 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 5

Receptions : 3

Bathrooms : 1

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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Churchill Estates are delighted to present this substantial five-bedroom Victorian family home, enviably positioned just moments from the ever popular Francis Road, within easy walking distance of Leyton Underground Station.

Offered to the market chain free, this impressive period home presents a rare opportunity to acquire a property of exceptional size and potential in one of Leyton's most desirable locations.

Offering approximately 1,771 sq. ft. of accommodation arranged over four levels, this characterful home combines generous living space with exciting scope for a purchaser to modernise and create a superb family home.

The ground floor comprises a welcoming entrance hall leading to a spacious bay-fronted reception room, a second reception room, separate dining room and a fitted kitchen overlooking the rear garden. The family bathroom is also conveniently located on the ground floor, while a useful cellar provides valuable storage and offers further potential, subject to the necessary consents.

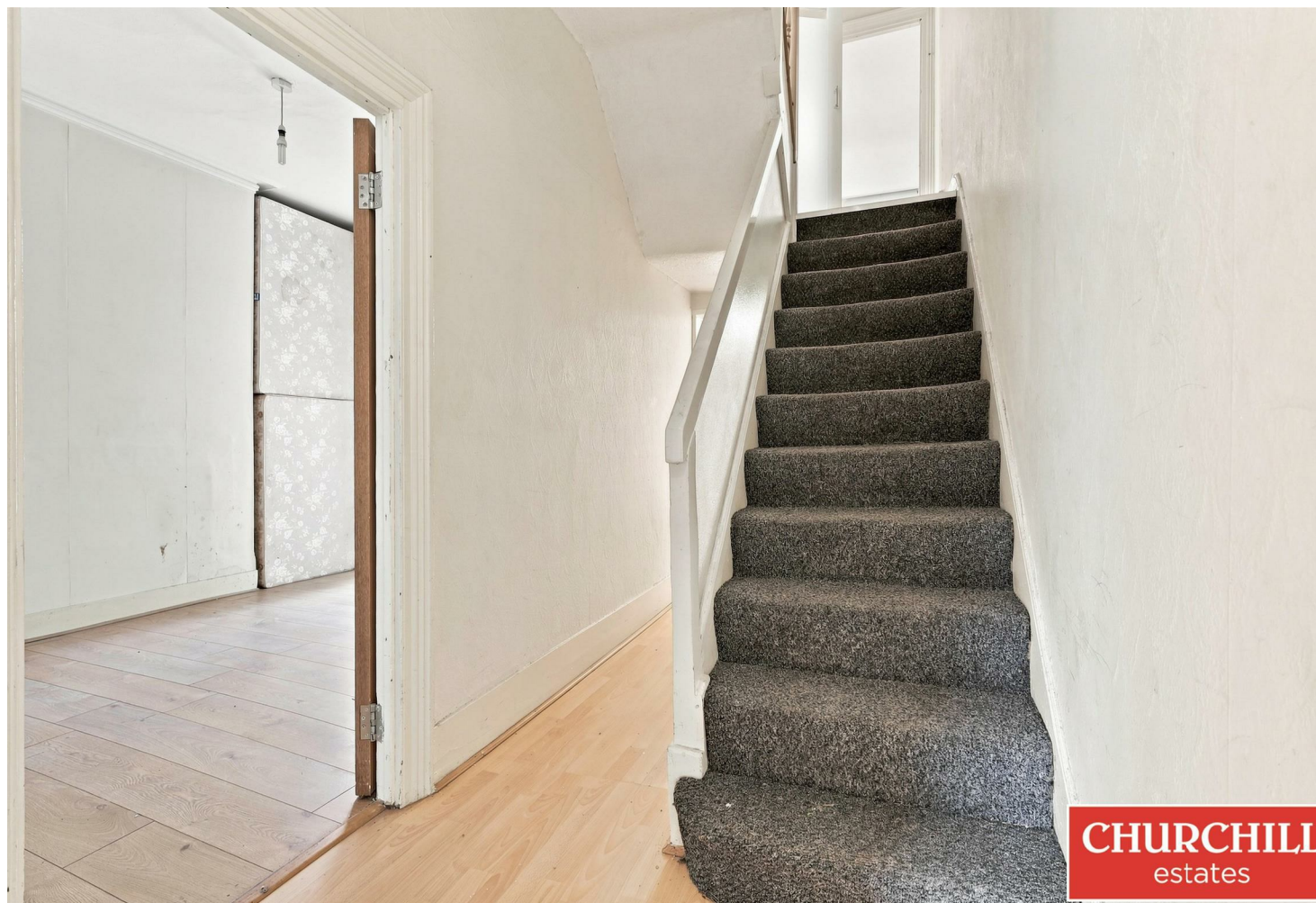
The first floor hosts three well-proportioned bedrooms, complemented by a separate WC. The cleverly configured loft provides two further bedrooms, offering flexible accommodation ideal for larger families, guests or those working from home.

Externally the property benefits from a low maintenance private rear garden with further potential to extend (STPP).

Whilst the property would benefit from modernisation, it offers an exceptional opportunity to add value and create a home tailored to individual tastes.

Commuters will appreciate being ideally located just approximately 0.2 miles from Leyton Underground Station providing excellent access into Stratford and Liverpool Street. Whilst families are particularly well catered for with several highly regarded schools nearby, including George Tomlinson Primary School (Outstanding), Newport School (Good), Willow Brook Primary School Academy (Good) and Norlington School & 6th Form (Good), making this an excellent choice for buyers looking to establish a long term family home.

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



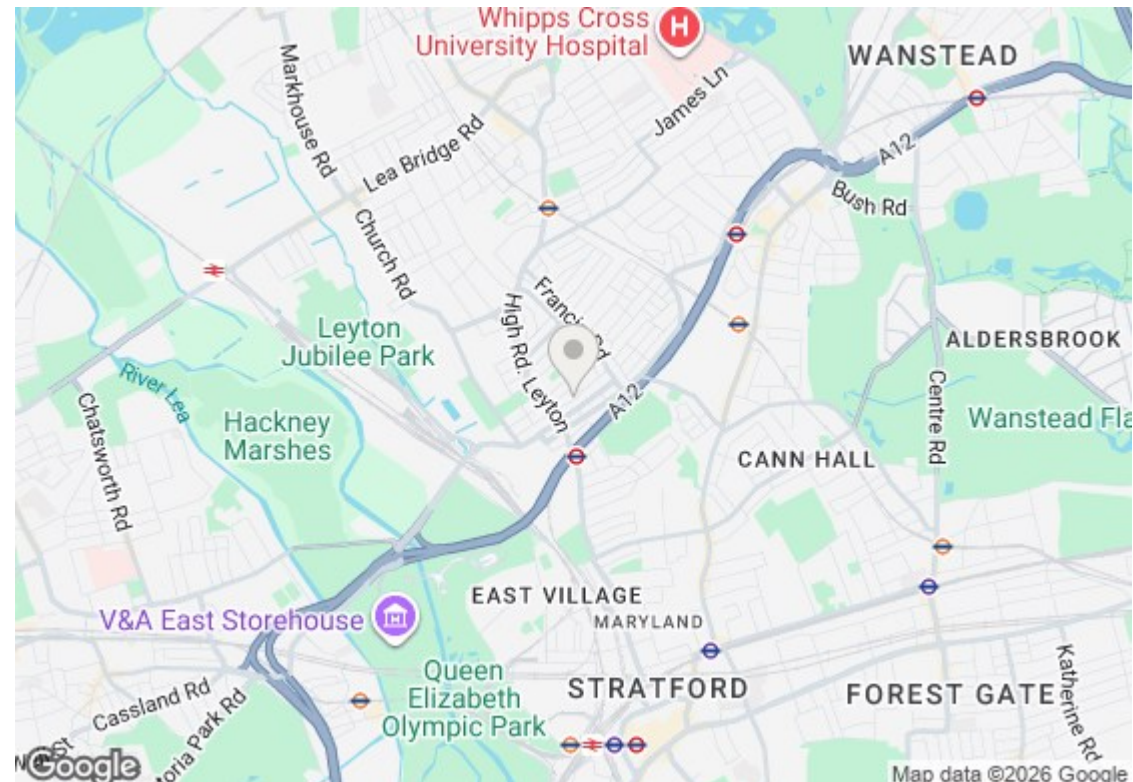
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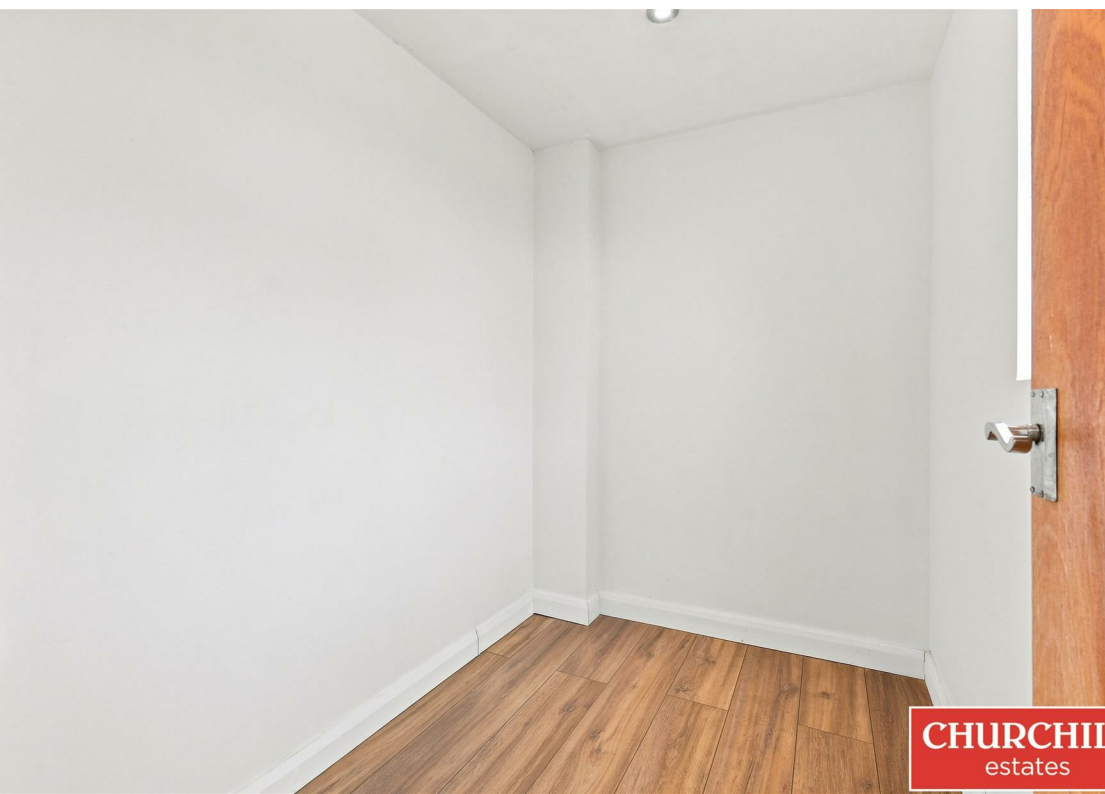
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- Chain Free
- Five Spacious Bedrooms
- Three Reception Rooms & Separate Kitchen
- Superb Opportunity to Refurbish & Personalise
- Moments from Francis Road & Leyton Underground Station
- Impressive Double Bay Fronted Victorian Residence
- Generous Family Accommodation Across Four Levels
- Cellar Providing Excellent Storage Potential
- Excellent Scope to Extend (STPP)
- Sought-After Location Close to Outstanding Local Schools

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This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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St. Georges Road

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