



CHURCHILL
estates

Madeira Road, Leytonstone

£650,000

Bedrooms: 3 | Receptions: 3 | Bathrooms: 2

Tenure: Freehold

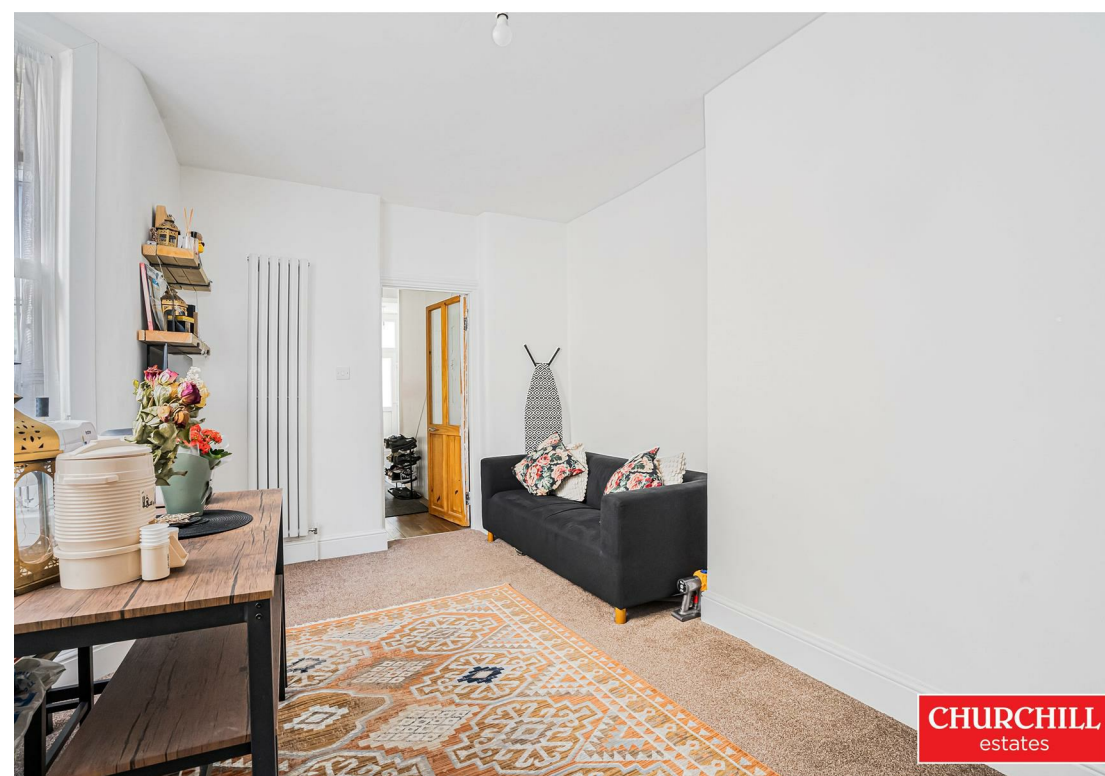
Floor Area: 1323.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Spacious three double bedroom Victorian terraced house
- Attractive brick fronted façade with a striking double bay window
- Requiring some reconfiguration & modernisation but offering fantastic potential to create a superb family home
- Ideally situated on a quiet residential no-through road providing a peaceful setting with minimal traffic
- Private rear garden perfect for outdoor entertaining
- Benefitting from double glazing & gas central heating throughout
- Conveniently located within easy reach of Leytonstone Underground Station
- Excellent opportunity for buyers looking to add value & personalise a home in a highly sought-after location
- Cellar and Loft Room
- Council Tax Band: C





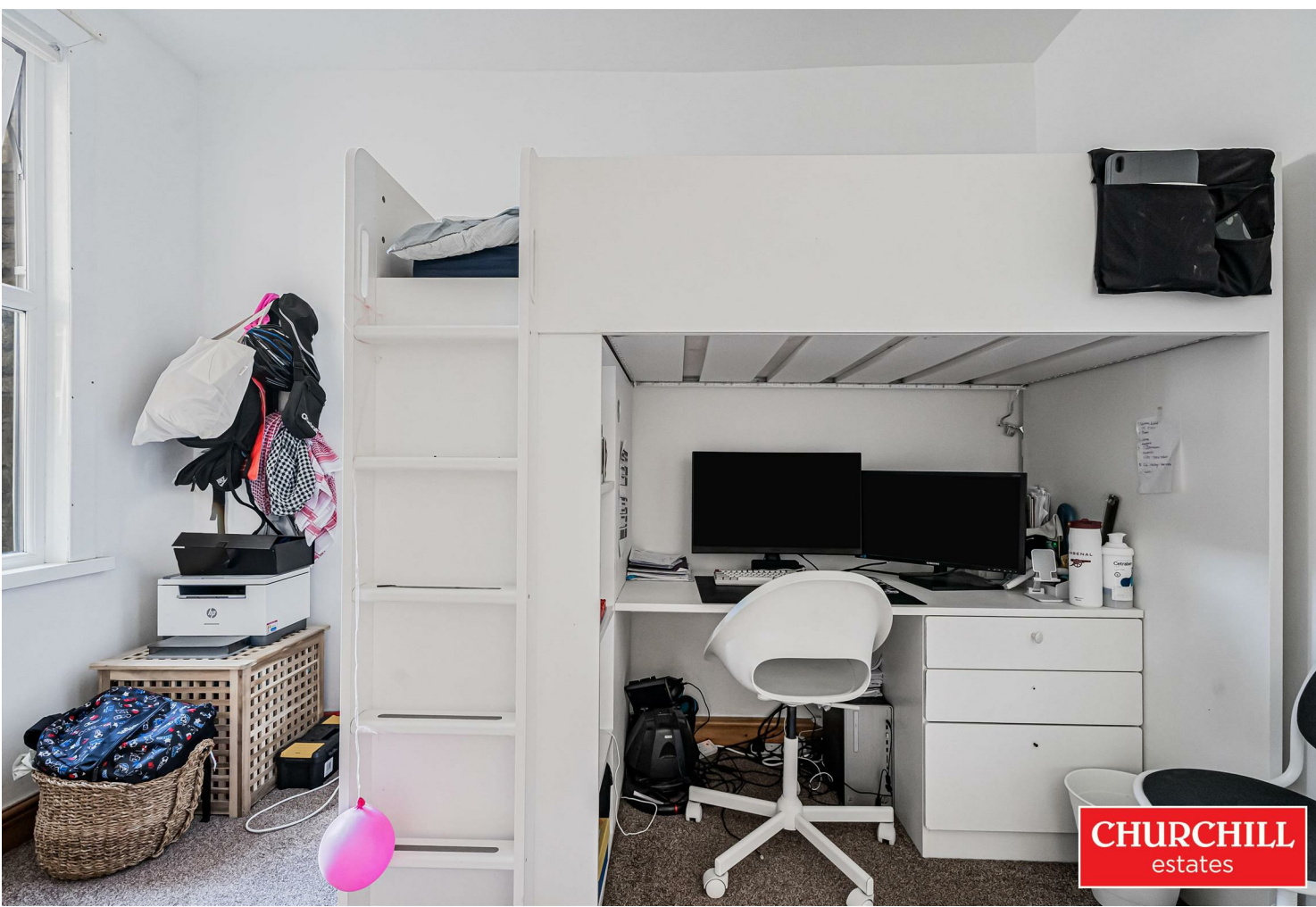
Set on a quiet residential no through road in the heart of Leytonstone this charming three double bedroom Victorian terraced home presents an exciting opportunity for buyers looking to create and personalise a fantastic family home.

Boasting an attractive brick fronted façade with a striking double bay window, the property offers excellent kerb appeal and retains the character and proportions typical of its Victorian heritage. Internally the accommodation is generously arranged across three levels, offering spacious and versatile living throughout, with three well-proportioned double bedrooms and excellent scope for reconfiguration and modernisation, allowing the next owner to unlock the home's full potential.

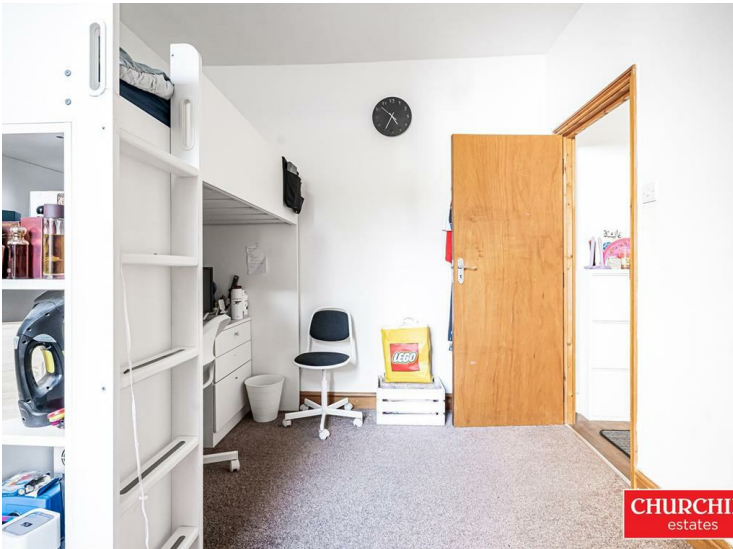
To the rear the property benefits from a private garden providing the perfect space for outdoor entertaining, family enjoyment or further landscaping. Additional benefits include a cellar, double glazing and gas central heating throughout.

Ideally positioned within easy reach of Leytonstone Underground Station the property offers excellent transport links into Central London, while also being close to a wide range of local amenities, green spaces and well-regarded schools.

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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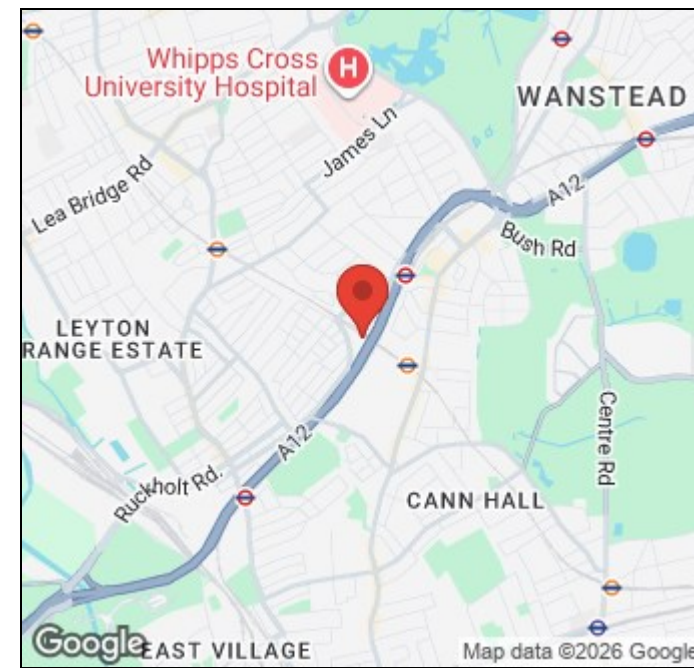
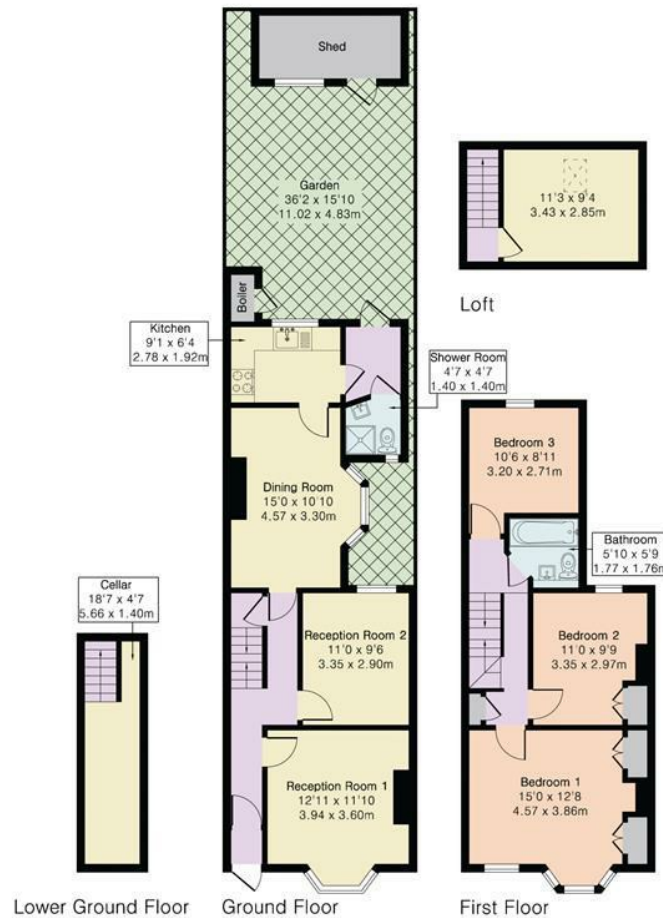
Approximate Gross Internal Area 1323 sq ft - 122 sq m

Lower Ground Floor Area 85 sq ft - 8 sq m

Ground Floor Area 615 sq ft - 57 sq m

First Floor Area 489 sq ft - 45 sq m

Loft Area 134 sq ft - 12 sq m



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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**

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