



P Permit holders only AM Mon - Fri 8 am - 6.30 pm

CHURCHILL
estates



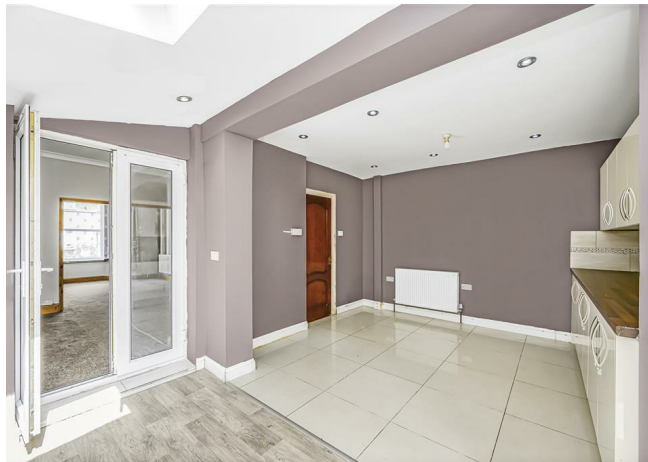
Chesterfield
Road, Leyton

Price Guide
£600,000

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Tenure : Freehold

Floor Area : 1405.00 sq ft

Local Authority : Waltham
Forest

Council Tax Band : D



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Guide price £600,000-£650,000

Situated within the highly sought after Barclay Estate, this charming three double bedroom Victorian semi-detached home is located in the heart of a thriving community. Offered chain free and with vacant possession, the property is ready for a swift and straightforward purchase, making it an ideal opportunity for buyers to look to move quickly.

Offering generous living accommodation, the home provides the perfect setting for family life and entertaining guests, while also presenting excellent potential to modernise and create a home tailored to your own style.

The property features a spacious lounge/main reception room, providing an excellent open living and dining space ideal for both everyday living and hosting guests. There are three well-proportioned double bedrooms, with one bedroom benefiting from its own en-suite shower room. A family bathroom is located on the ground floor, complemented by a separate additional WC, providing added convenience for families and visitors.

Further enhancing the property's practicality is a large underground cellar, ideal for storage, together with additional loft storage and an outbuilding in the rear garden, offering excellent space for bikes, tools, hobbies or general household storage.

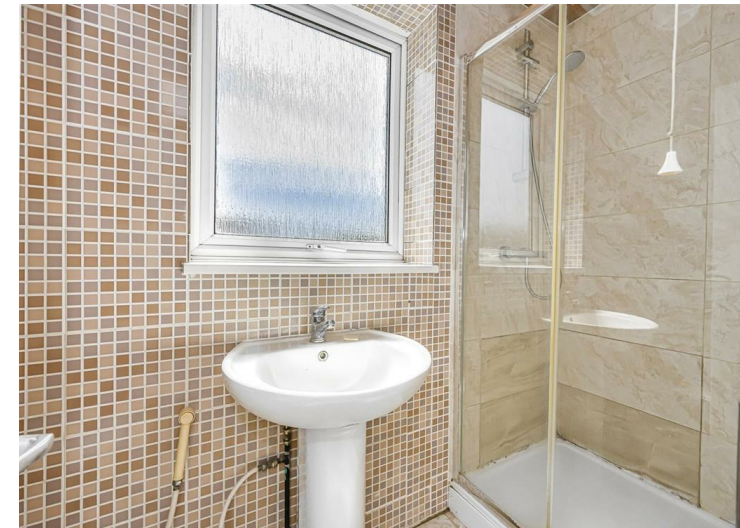
Outside, the private south-facing rear garden provides a wonderful space for relaxing, entertaining, or family enjoyment, enjoying sunshine throughout much of the day.

Ideally located for commuters, the property is just 0.4 miles from Leyton Midland Road Station on the Suffragette Line, with direct services to Gospel Oak and Barking Riverside. Excellent bus links also provide easy access to Walthamstow Central and Stratford, including the extensive shopping, dining, and leisure facilities at Westfield Stratford City.

A wide range of local amenities are within easy reach, including Leyton Leisure Centre, a variety of independent cafés, restaurants and eateries, as well as convenient shopping at Tesco and Iceland. The property is also close to several well regarded Ofsted rated schools, including Leytonstone School and Leyton Sixth Form College.

For those who enjoy outdoor living, Abbott's Park is just a short stroll away, while Hollow Ponds and the open green spaces of Leyton Flats are approximately one mile from the property, offering scenic walking and cycling routes, boating, and plenty of opportunities to enjoy nature.

Combining period character, spacious accommodation, excellent transport links, extensive storage, and outstanding potential, this Victorian home represents a fantastic opportunity to acquire a property in one of Leyton's most desirable locations. With no onward chain, vacant possession, and scope to personalise, it is perfectly suited to families, professionals, and investors alike.





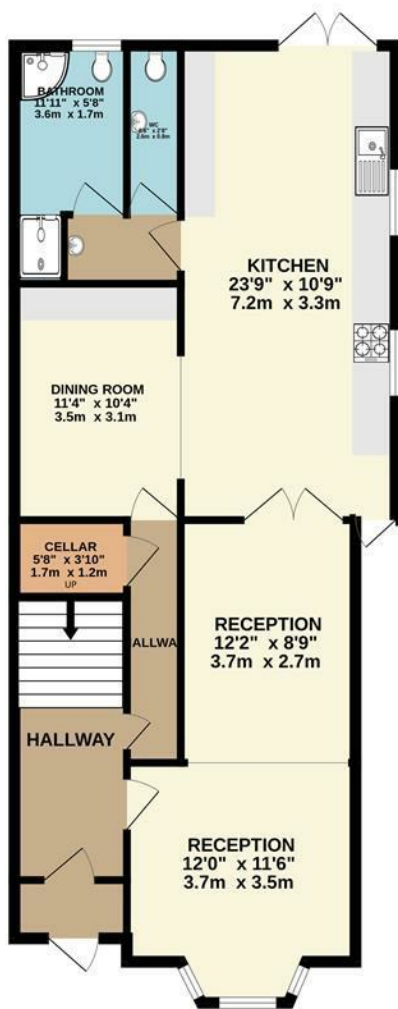


- Semi Detached House
- 3 Double Bedrooms
- Approx 1405 sq ft
- Potential to extend (STPP)
- Chain Free
- Side Access
- Cellar
- Victorian House
- South Facing Garden

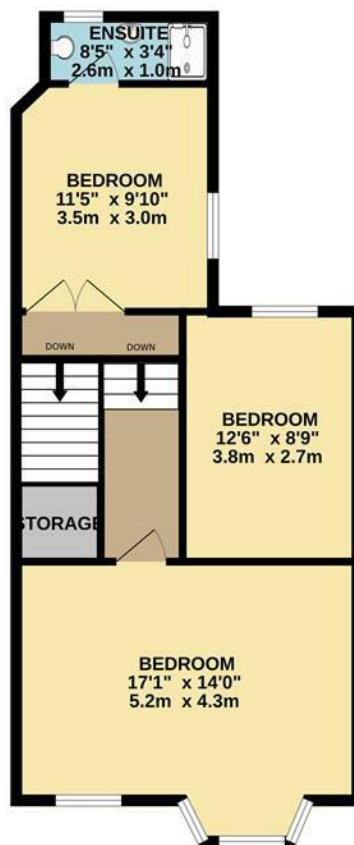
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GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 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.

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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

Energy Efficiency Rating

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

