

Guide price £650,000-£700,000. Four / five bedroom modern built family home that benefits from an unusually shaped plot

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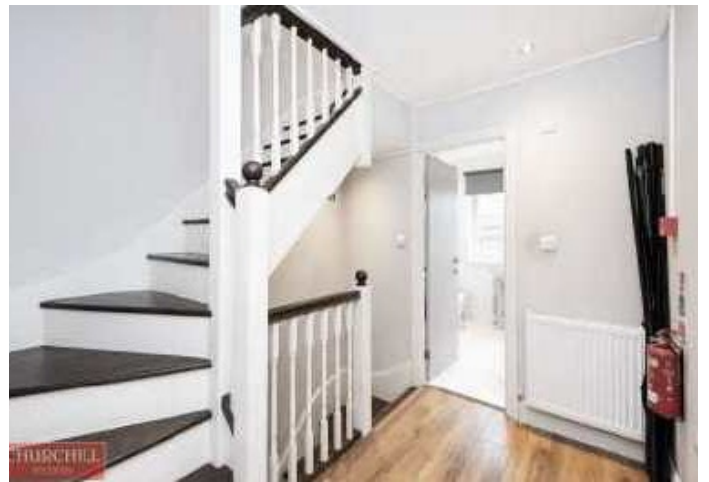
Stacey Close, Leyton, E10 6DS

Offers in the region of £650,000 Freehold



To view call **0208 503 6060**

email walthamstow@churchill-estates.co.uk





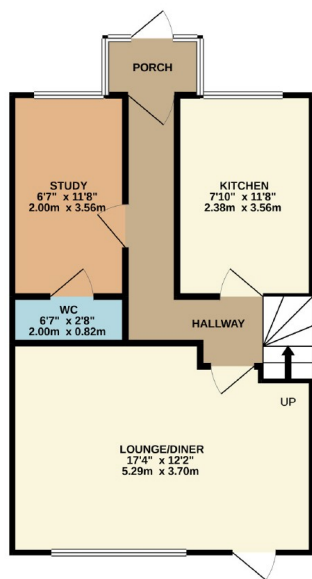
Guide price £650,000 - £700,000. Located in a quiet corner backing onto Whipps Cross Hospital, on the borders of Leyton and Walthamstow and moments from Hollow Pond Boating lake is this four/five bedroom modern built family home that benefits from an unusually shaped plot which extends up to Halford Road.

The property which has been let out for a number of years could be a great family home which on the ground floor enjoys a kitchen to the front overlooking the off street parking plus a good generous study with En suite and a spacious bright lounge across the back looking down to the west facing rear garden. Up on the upper floors are four generous sized bedrooms and a fifth single that would make the perfect home office or nursery plus a family bathroom and separate shower room.

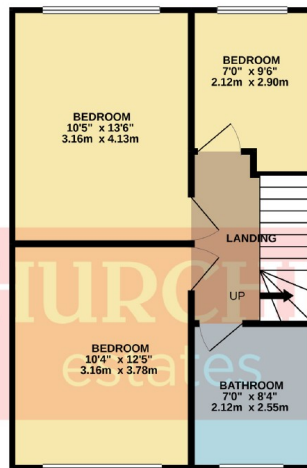
Call to organise your viewing.
Being sold on a chain free basis.



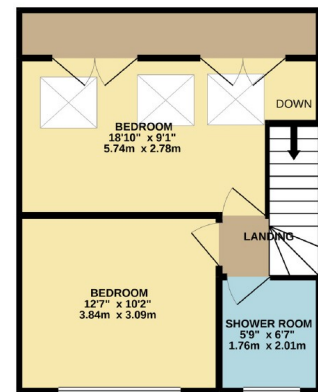
GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		63	
(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		

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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