



Church Road, London, E10

BUTLER & STAG



**Guide Price - £625,000 -
£650,000**

Situated on Church Road, this beautifully characterful three-bedroom home offering an abundance of space, a wonderful layout, and huge potential to create your dream family residence in the heart of Leyton.



Freehold

- Characterful Three-Bedroom Period Home
- Generous Basement
- Excellent Potential To Extend And Modernise
- Bright And Airy Living Spaces With Great Natural Light
- Large Secluded South West Facing Garden
- Fantastic Location Close To Transport, Schools, And Francis Road

This three bedroom Victorian residence provides versatile living across three levels. The ground floor features two bright and spacious reception rooms, full of natural light, leading through to a well-sized kitchen and dining area. From here, doors open out to a truly impressive rear garden — a rare find in this area and perfect for families, summer entertaining, or simply unwinding in your own private green haven. A downstairs bathroom is also positioned conveniently to the rear of the home.

Upstairs, you'll find three comfortable bedrooms, offering plenty of room to grow. Downstairs, the large basement presents a brilliant opportunity for conversion — ideal for a home office, studio, or additional living space (STPP).

Perfectly positioned within easy reach of Leyton Midland Road Overground and Leyton Underground (Central Line), you'll enjoy excellent access to the City, West End, and local hotspots such as Francis Road's independent cafés, shops, and restaurants. Nearby parks, schools, and community spaces make this a wonderful choice for families and professionals alike.





Church Road

Approx. Gross Internal Area 130 Sq M (1398.8 Sq Ft)

BUTLER & STAG



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
© @modephotouk www.modephoto.co.uk

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

www.butlerandstag.uk