



Aubrey Road, Walthamstow E17 4SL

Guide price £635,000

CHAIN FREE!

Birchills Estate Agents are pleased to present the sale market this beautiful three double bedroom terraced house, within close distance to Walthamstow Central Underground Tube Station.

The ground floor of this lovely warm home boasts two reception rooms, separate kitchen/diner, bathroom and a downstairs WC.

The first floor offers three double bedrooms, and a family bathroom.

To the rear of the home you will find a lovely private garden, and to the front there is plenty of on street resident permit parking to the surrounding roads.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous house to sell very quickly.

Aubrey Road, Walthamstow E17 4SL

Kitchen
16'4" x 8'2" (5 x 2.5)



WC



Reception Room
14'1" x 11'9" (4.3 x 3.6)

Living Room
11'5" x 10'5" (3.5 x 3.2)

Bathroom 1



Bedroom 1
14'1" x 11'5" (4.3 x 3.5)

Bedroom 2
11'5" x 8'6" (3.5 x 2.6)



Aubrey Road, Walthamstow E17 4SL

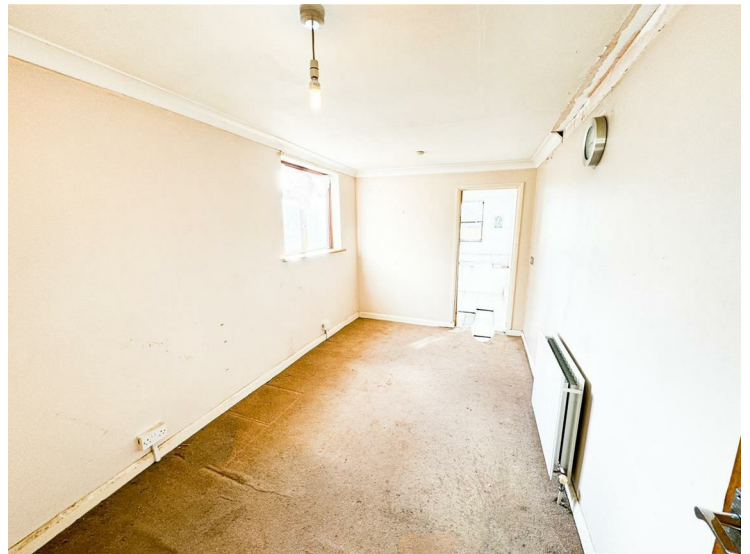
Bedroom 3
14'5" x 7'10" (4.4 x 2.4)



Bathroom 2
11'1" x 7'10" (3.4 x 2.4)

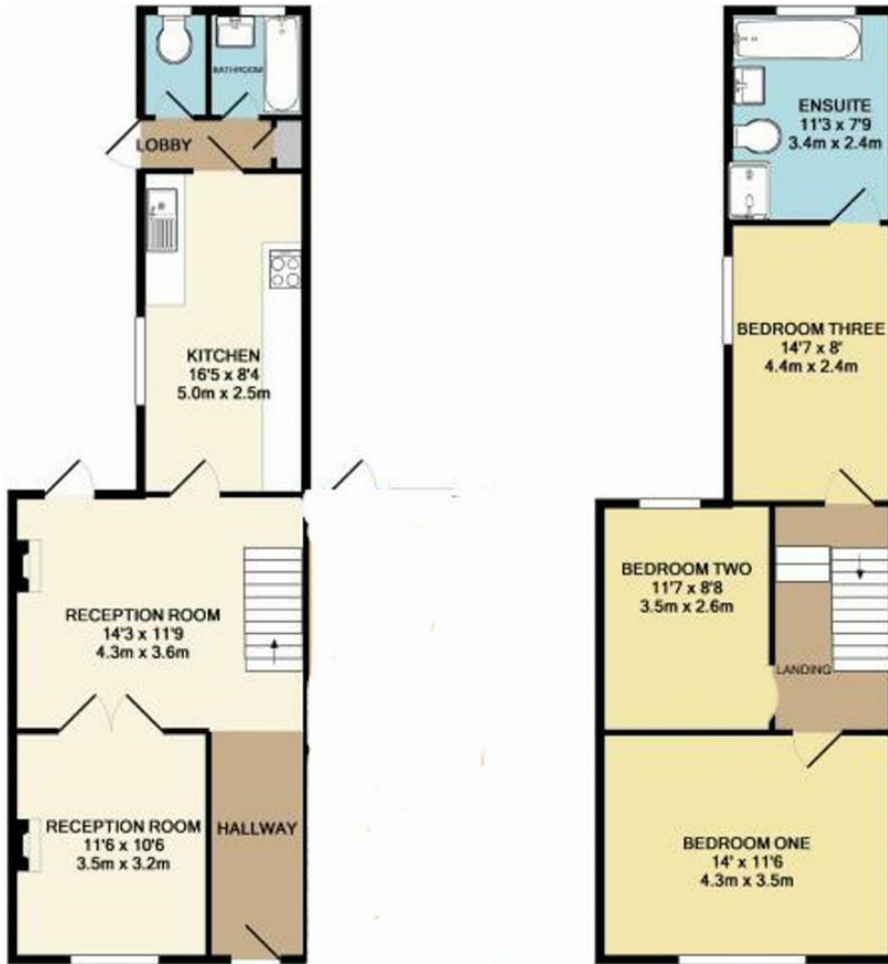


Front Of House
Garden



Aubrey Road, Walthamstow E17 4SL





GROUND FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2012



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		
	33	45

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

