



P Resident permit holders only
Mon - Sat 8 am - 9.30 pm
Sunday 10 am - 9.30 pm
WSC

4

CHURCHILL
estates

Stainforth Road, Walthamstow

Guide Price £925,000

Tenure : Freehold

Floor Area : 1871.00 sq ft

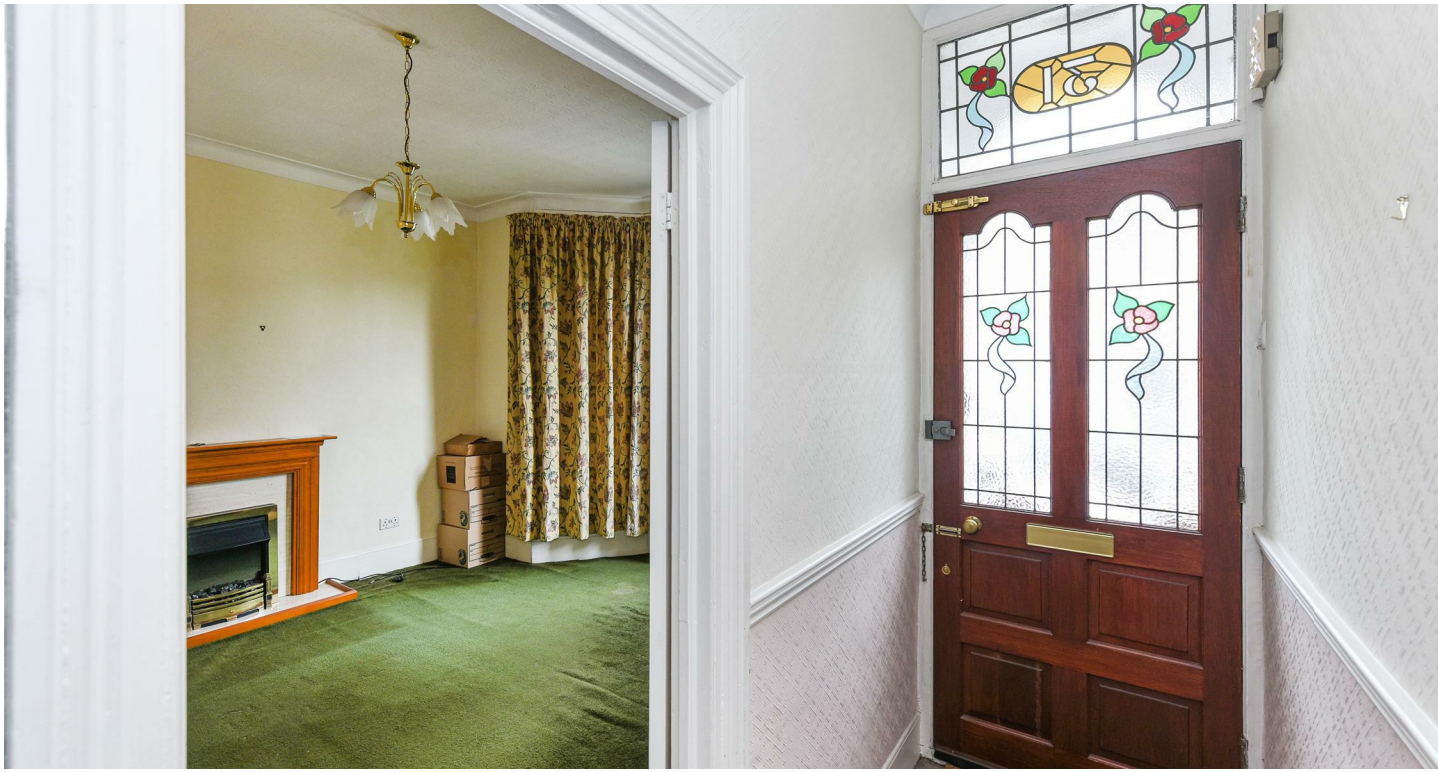
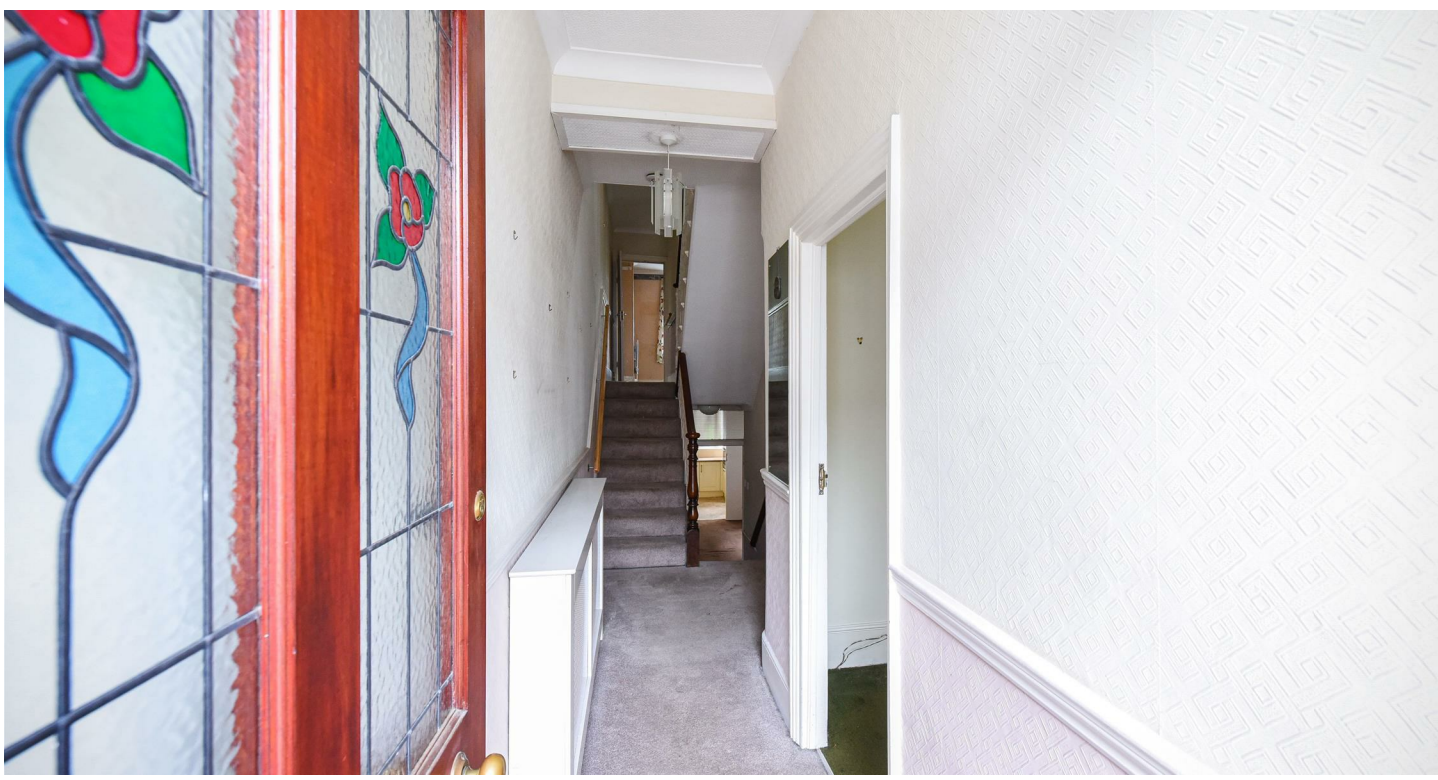
Local Authority : LBWF

Council Tax Band : D


Bedrooms : 3

Receptions : 3

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Guide price £925,000-£975,000.

Being situated in this extremely convenient location between Church Hill and St Mary Road is this substantial Victorian brick fronted family house offering some 1871 sq ft (173.8 sq m) of living accommodation, having the rare benefit of a detached garage to the rear accessed via Hoe Street.

Whilst offering spacious family living accommodation, the property does also offer excellent scope for extension and remodelling to create your perfect home, rarely do properties such as this come to the market and therefore, this property is bound to prove popular, it is without hesitation that we recommend an appointment to view be arranged without delay, to avoid disappointment.

From entering the property via the steps up to the entrance, you know this is a grand property, the hallway gives access to the huge cellar as well as the three reception rooms, the third reception giving access to the ground floor cloakroom and also the kitchen, moving up to the split level first floor there is a generous bedroom to the rear and a bathroom/wc, whilst up via a further half flight of stairs you find the other two generous double bedrooms and access to the loft room. Outside the property offers a West facing garden.

Offered on a chain free basis, this property is bound to prove popular.







- Sought after location
- Three double bedrooms
- Ground floor shower room
- Large Cellar
- Chain free
- Three reception rooms
- West facing garden

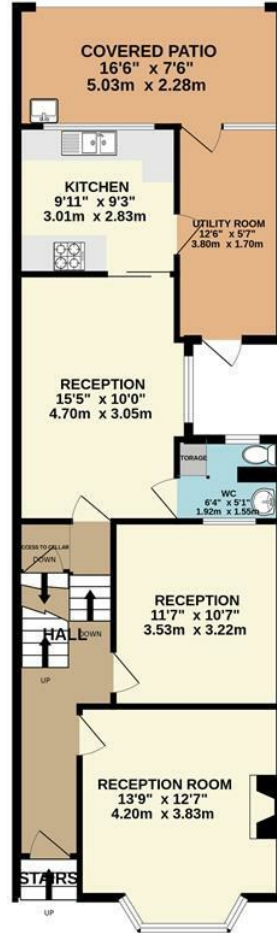




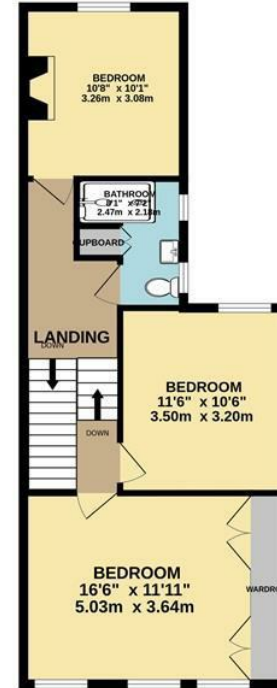
BASEMENT
414 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1871 sq.ft. (173.8 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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To view call **0208 503 6060**

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