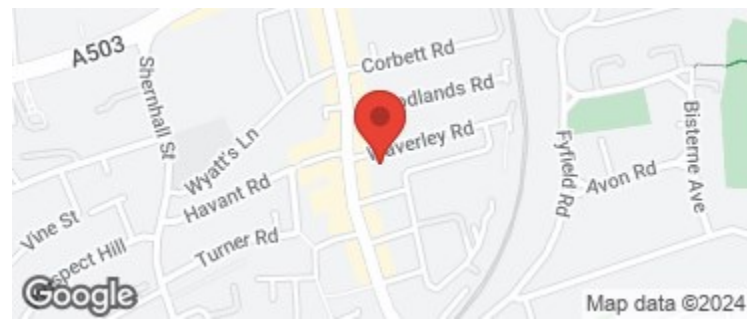




Three Bedrooms | Two Reception Rooms |  
Kitchen/Breakfast Room | Sun Lounge | Potential to  
Extend | Chain Free



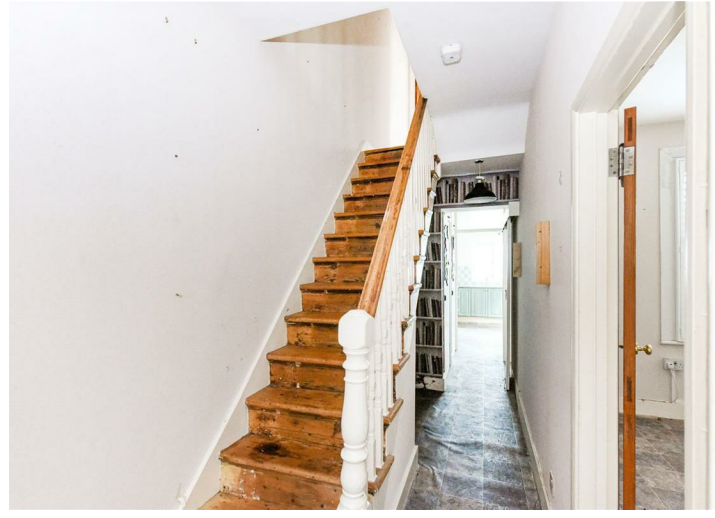
Energy Efficiency Rating	
Current	Potential
87	45
<small>Very energy efficient - lower running costs</small> (92-101) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



Tenure: Freehold  
EPC Rating: TBC  
Local Authority: Waltham Forest  
Council Tax Band: C



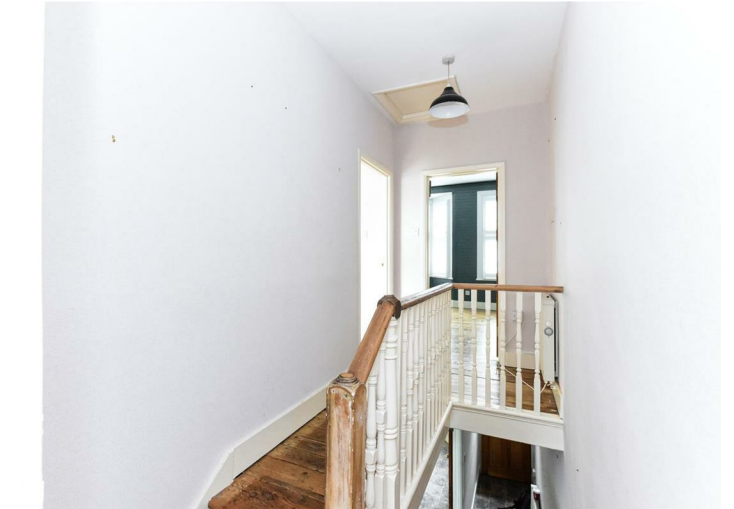
**Waverley Road, Walthamstow, E17 3LQ**  
Offers In Excess Of £675,000 Freehold



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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.



Set on this pretty tree lined turning, is this attractive three double bedroom, brick fronted double bayed older style family house, offered on a CHAIN FREE basis.

Being conveniently situated, just 0.2 miles to Wood Street Station, less that 1 mile to Walthamstow Central Victoria Line Station, whilst also having Woodside Primary Academy, Shopping Facilities, Eateries, The Dukes Head & The Flower Pot Public Houses all close by on Wood Street and a comfortable stroll to Walthamstow Village, this is a great place to live.

The property offers excellent scope for extension (STPP) currently offering well proportioned accommodation arranged over two floors. To the ground floor there is a Lounge with bold bay window and feature fireplace, in addition there is a Second reception room also accessed via the hallway, as is the Cloakroom/wc, at the end of the hall you will find the generous sized fitted Kitchen/Breakfast Room which leads on to a wrap around sun lounge which in turn gives access to the enclosed Rear Garden. To the First Floor, the property offers a large Master Bedroom with polished floorboards, bay window and a feature fireplace, there are two more double bedrooms off the landing as well as a modern Shower Room/wc.

Viewing comes highly recommended, so as to avoid disappointment..

