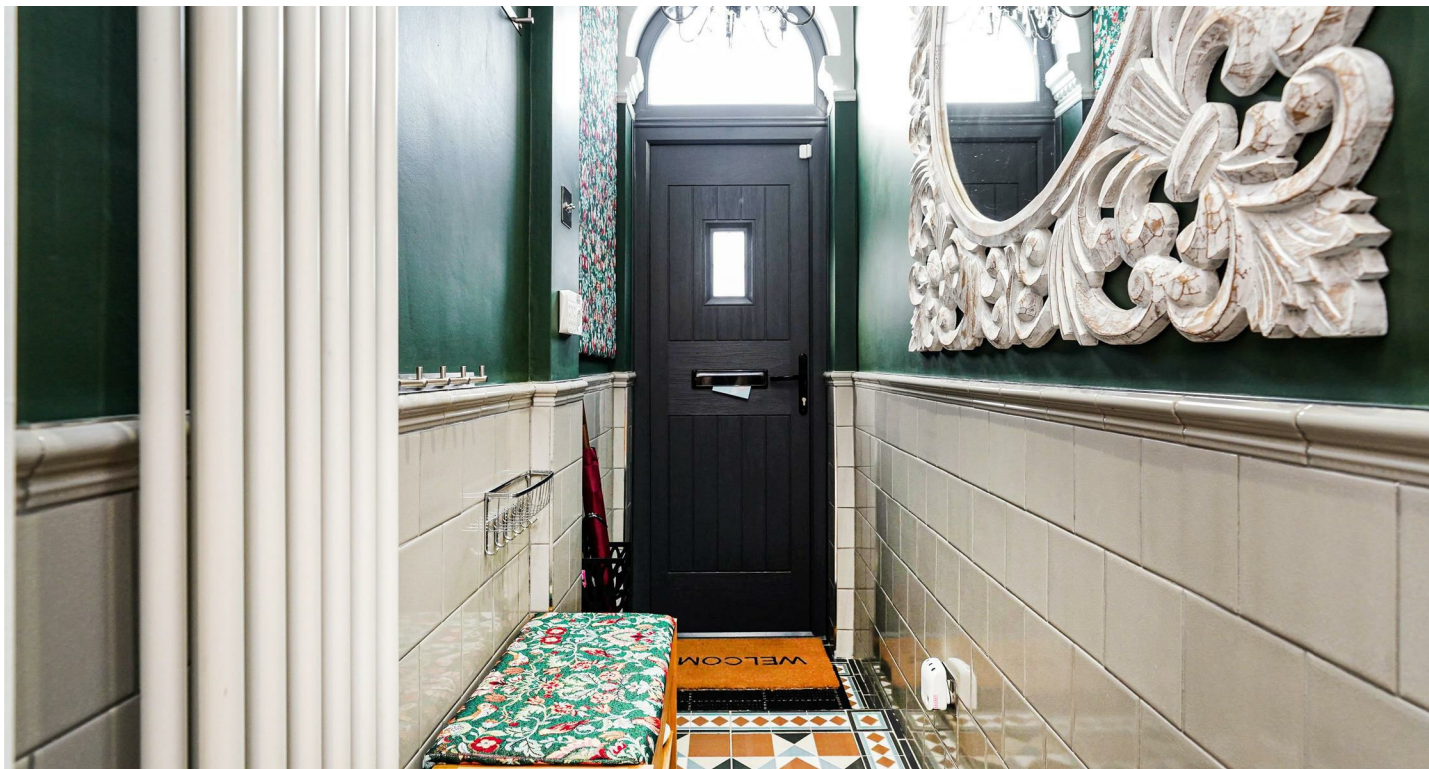




CHURCHILL
estates



Browns Road, Walthamstow

Price Guide £800,000

Tenure : Freehold

Floor Area : 1097.92 sq ft

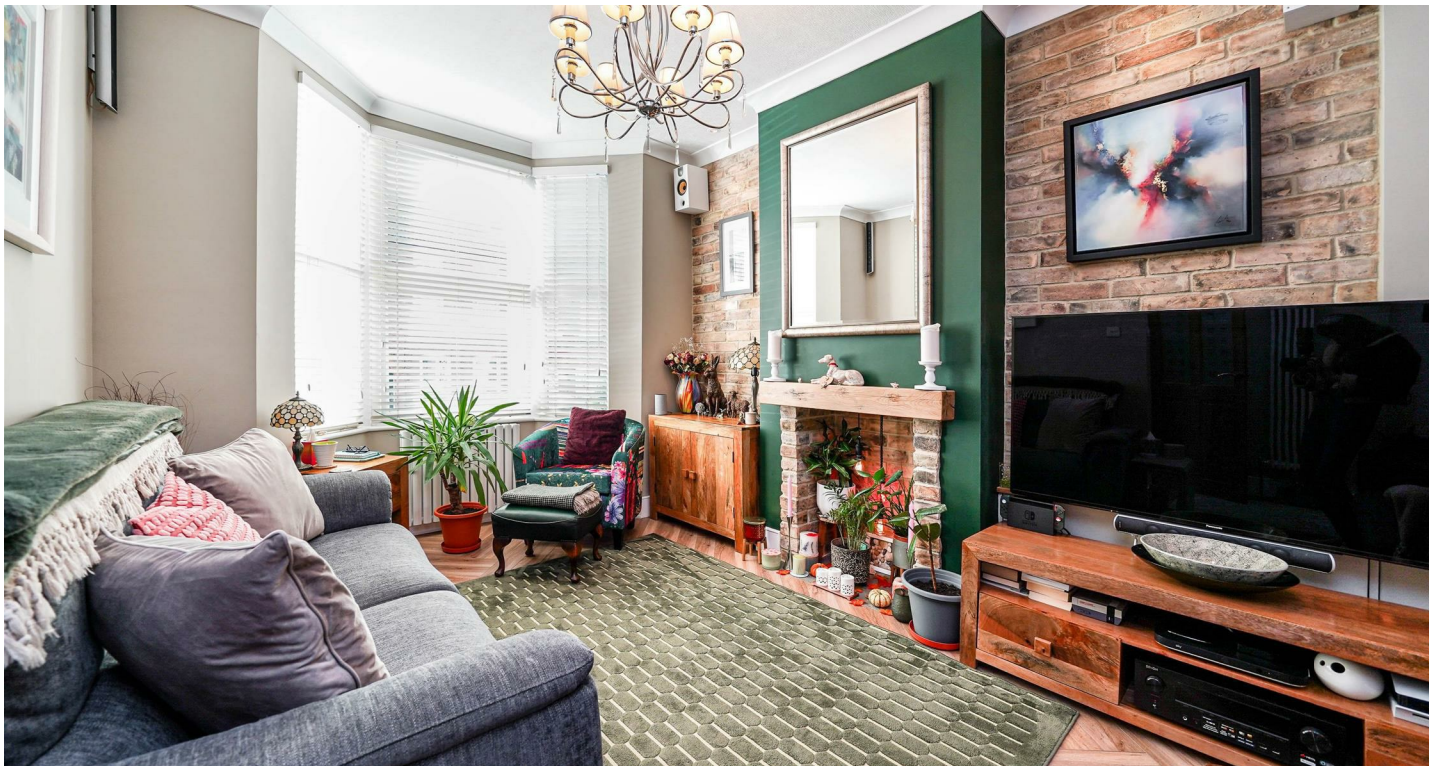
Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

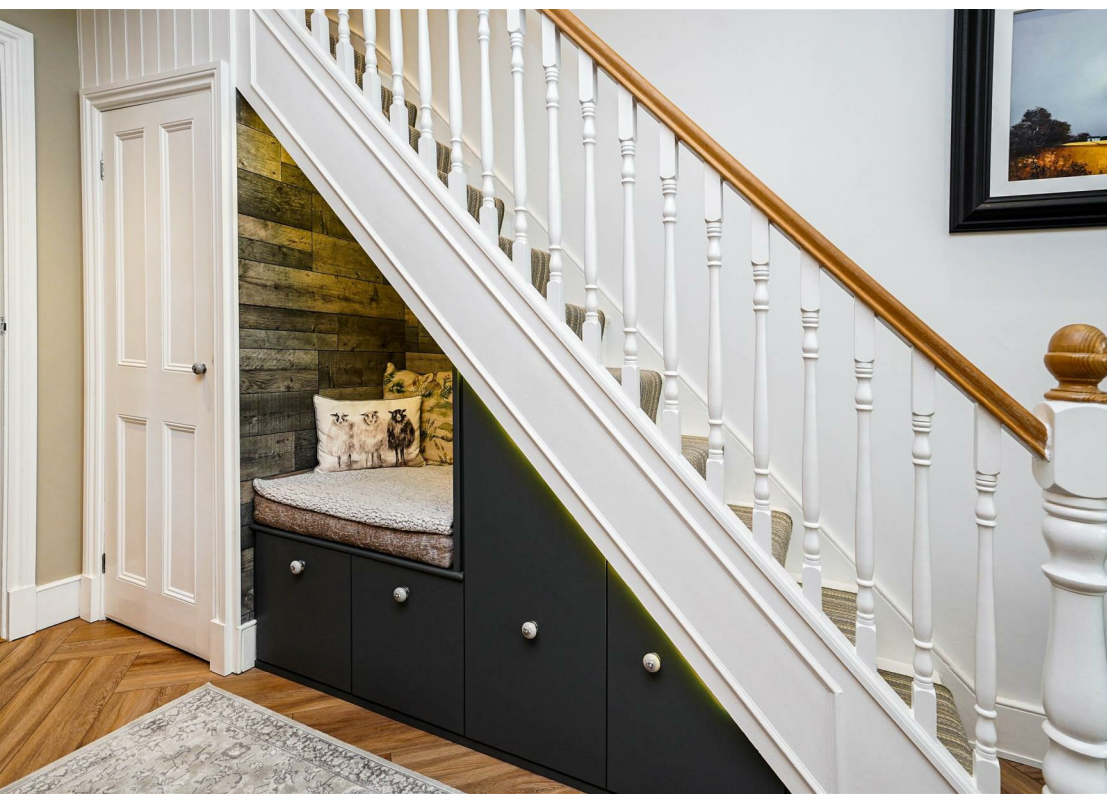
Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

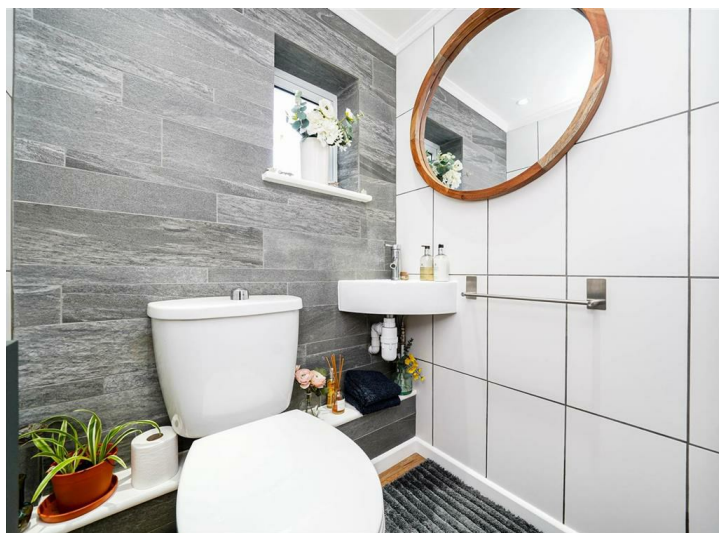
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide price £800,000-£850,000. Situated within 'Poets Corner' in this convenient favoured location, being comfortably accessible to all amenities, is this beautifully presented Older Style Three Bedroom Family House having the unusual benefit of a 'T' shaped rear garden.

Having been the subject of extensive improvement by the present vendors, this much cherished home family home, has been lavished with care and intention to create a wonderful mix of practicality and charm, the property having been cleverly designed, enjoys excellent storage solutions throughout, whilst not detracting from being a delightful home to live in. With accommodation arranged over two floors, the property enjoys an enclosed entrance porch, giving access to the inviting entrance hall which in turns gives access to the stairs to the first floor accommodation as well as the peaceful through lounge, beyond the lounge is the well designed fitted kitchen, which in turn leads onto a lovely double glazed conservatory/dining area overlooking the rear garden. To the first floor there are three bedrooms with built-in storage, the second bedroom having an excellent custom built foldaway bed, in addition there is an attractive bathroom/wc too. Externally the property offers a unique opportunity having a 'T' shaped rear garden, allowing the enjoyment of a well stocked and tended traditional garden area, with an excellent garden room and storage shed either side to the rear, which do not intrude on the garden, offering superb work from home office/workshop spaces.

This wonderful property can only be appreciated by an internal inspection and this comes highly recommended without hesitation.





EXPECT
PERFORMANCE
ANYTIME
ANYWHERE

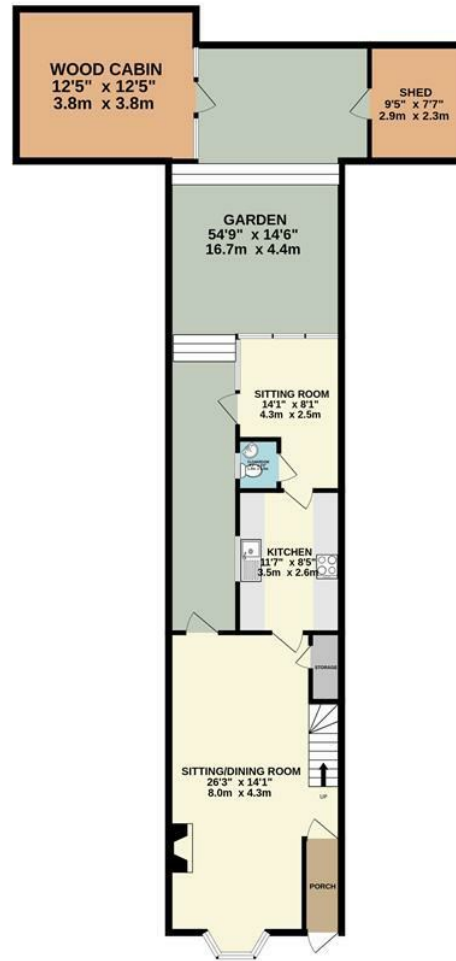


- Poets corner
- Character property
- Through Lounge
- Conservatory
- Garden Buildings
- Sought after location
- Three Bedrooms
- Fitted Kitchen
- Unique 'T' shaped Garden
- Must be viewed





GROUND FLOOR
1271 sq ft. (118.0 sq.m.) approx.



1ST FLOOR
428 sq ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1098sq.ft. (102.0 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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