



CHURCHILL
estates

St. John's Road, Walthamstow

Price Guide £600,000

Tenure : Freehold

Floor Area : 752.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Having had extensive renovations, this beautifully presented, newly refurbished two bedroom family house is offered on a chain free basis. This single bayed Victorian property, having accommodation arranged over two floors, offers a through lounge and kitchen to the ground floor, whilst to the first floor there are two spacious bedrooms and a generous bathroom.

This property has been designed meticulously to incorporate sufficient storage solutions on both floors to minimize clutter and maintain an organized living space. The kitchen is a modern, thoughtfully designed space offering energy-efficient, integrated appliances that offer convenience for that busy lifestyle, the kitchen also overlooks the enclosed West facing rear garden which offers enormous potential to create an inviting outdoor living space that will serve as a seamless extension of your home and allows you to enjoy a welcoming setting.

Other features of the property include double glazing, gas central heating, engineered wooden floors to the ground floor accommodation as well as cast iron radiators. The property has the potential to undergo a loft conversion if so desired, allowing the existing loft space to be transformed into an additional bedroom, office, or recreational space (STPP).

The property is conveniently situated, being accessible to both Wood Street and Walthamstow Central Stations, shopping facilities and buses, as well as being within a comfortable stroll to Lloyd Park & Epping Forest.

Don't miss out, call our helpful and friendly sales team on 020 8503 6060 to discuss the property further and to organise a viewing.





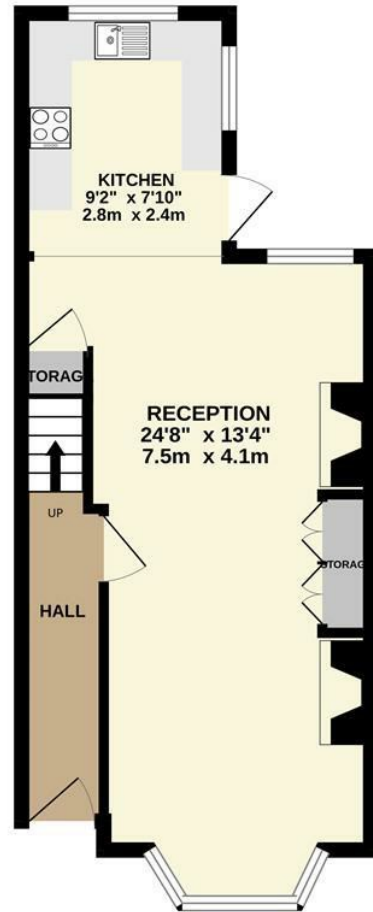


- Beautifully refurbished
- Through lounge & kitchen
- Two double bedrooms
- Potential to extend (STPP)
- West facing garden
- Single bayed Victorian property
- First floor newly fitted bathroom
- Chain free
- Double glazed





GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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