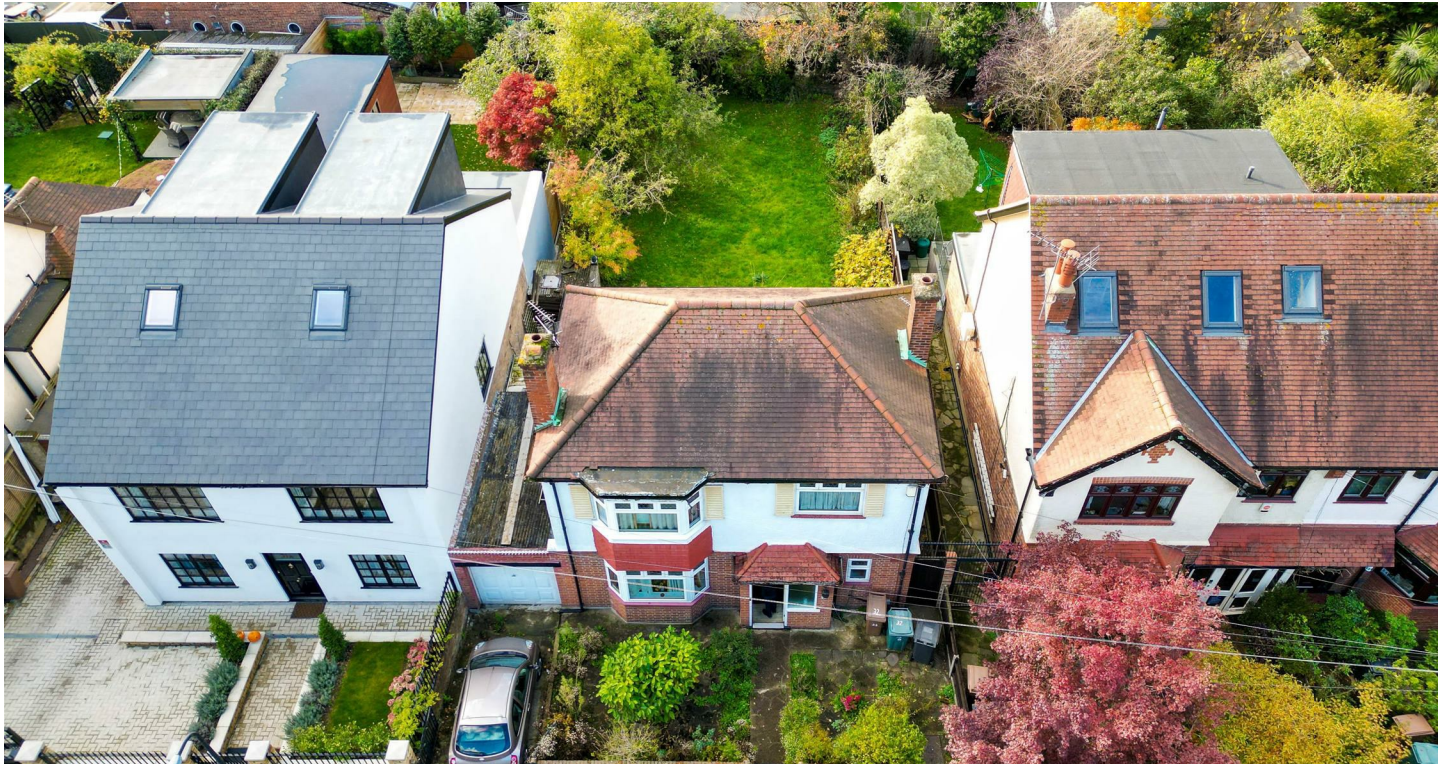




CHURCHILL
estates



Beacontree Avenue, Upper Walthamstow

Offers In The Region Of
£800,000

Tenure : Freehold

Floor Area : 1206.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

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



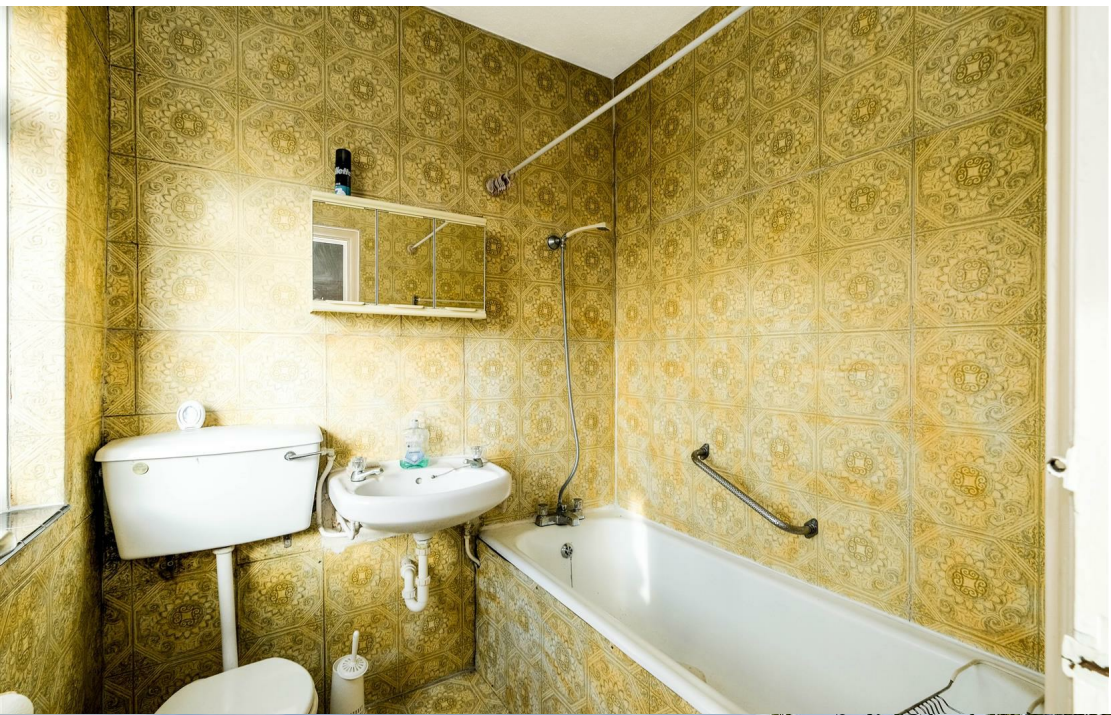
Situated in this envious location, directly overlooking Epping Forest, an excellent opportunity has arisen to acquire this **THREE BEDROOM DETACHED RESIDENCE** with **ATTACHED GARAGE** and a 71ft x 40ft **REAR GARDEN**.

The property which is in need of modernisation, currently offers three bedrooms, bathroom and balcony to the first floor, whilst to the ground floor there is a lounge/diner, shower room, kitchen/breakfast room, sun lounge, lobby and wc. Offering an amazing opportunity the property could be extended to the side (currently garage), rear and loft to create an extremely spacious home in a wonderful location.

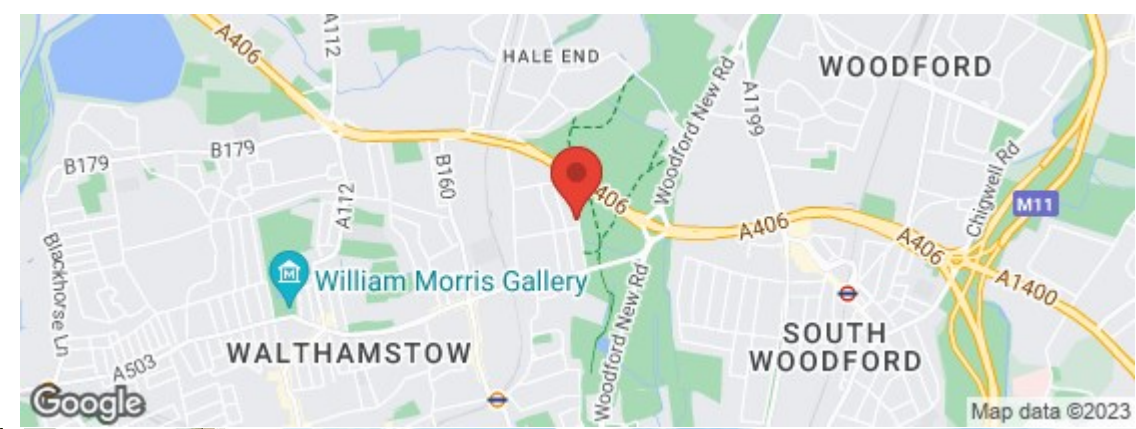
Rarely does an opportunity such as this arise and therefore, should not be missed, call one of our friendly, helpful team on 020 8503 6060 to book your appointment to view.







- Amazing Potential
- Requires Modernisation
- Superb Opportunity
- 71ft x 40ft Rear Garden
- Detached Residence
- Facing Epping Forest
- Upper Walthamstow Location
- Chain Free

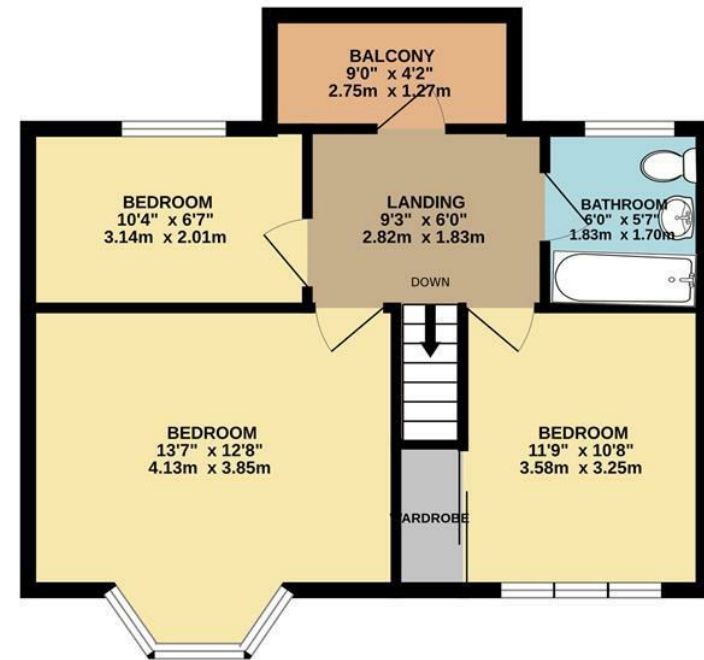




GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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