



EXMOUTH RD

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36

CHURCHILL
estates

Exmouth Road, Walthamstow

Asking Price £565,000

Tenure: Freehold

Floor Area: 635.07 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





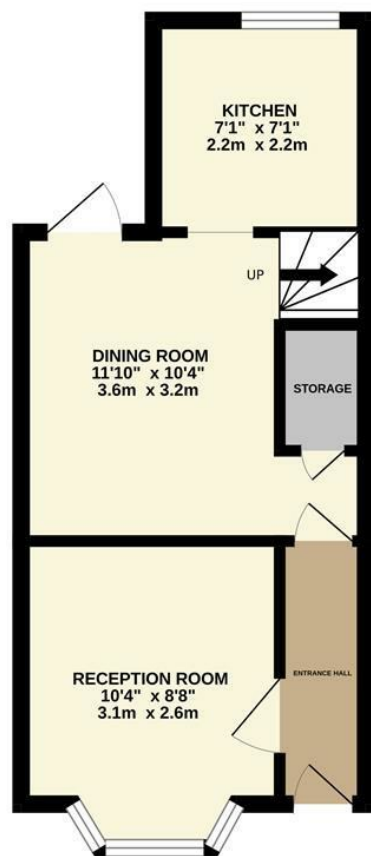
This Victorian single bayed Two bedroom family house is offered on a CHAIN FREE BASIS and is situated in a great location being comfortably accessible to Walthamstow Central, Blackhorse Road, Walthamstow Queens Road & St James Street Stations, as well as being accessible to Stoneydown, Edinburgh and Mission Grove Primary schools, in addition both Walthamstow Village and the Wetlands are within a stroll too.

Having living accommodation arranged over two floors, this cosy home offers an attractive lounge with bay window, laminate flooring and fireplace, the lounge leads onto a good size 2nd reception with room for a table, kitchen and a lobby leading to the rear garden. With stairs leading to the first floor accommodation, up on the first floor there are two bedrooms & family bathroom. Externally the property affords a private rear garden being a great space for the kids or to unwind at the end of a long day.

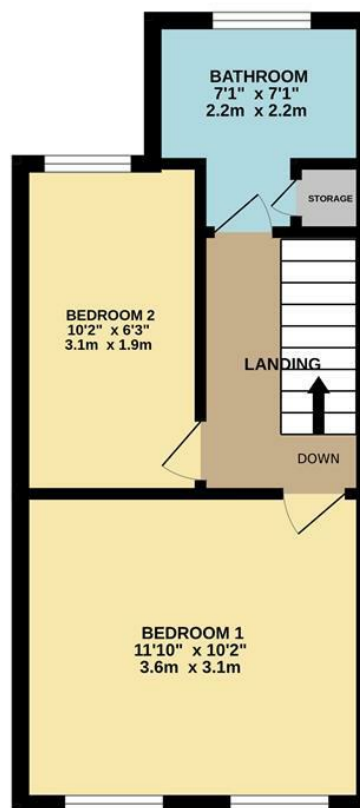




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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To view call **0208 503 6060**