



P Permit holders only
OB
Mon - Fri
8 am - 12.30 pm
2.30 - 6.30 pm
Saturday
8 am - 6.30 pm

No loading

CHURCHILL
estates

St. Barnabas Road, Walthamstow

Guide Price £725,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest


Council Tax Band : B

Bedrooms : 5

Receptions : null

Bathrooms : null



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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  | |



Guide price £725,000-£775,000

Offering generous living accommodation arranged over three floors, is this deceptively spacious 5 bedroom family home having a South West facing garden and being situated in this favoured location, being within comfortable access of both Walthamstow Central and Queens Road stations, shopping facilities, schools and buses.

The property, which has been the subject of extension and improvement by the present vendors offers to the ground floor, a hand entrance porch, leading through to the entrance hall, there is a spacious double reception room, in addition there is a good size kitchen/diner which gives access to the garden and also a bathroom/wc, to the first floor there are three bedrooms with a further two bedrooms to the loft conversion in addition to a shower room/wc. Externally there is 40ft approx South West facing garden.

Viewing comes highly recommended, to fully appreciate the excellent accommodation offered.





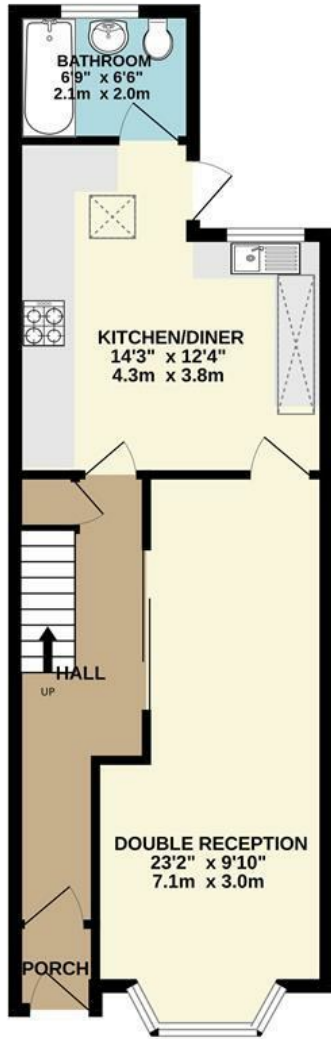


- Spacious family home
- Two bathrooms
- Open through lounge
- Five bedrooms
- Generous South West facing garden
- Short stroll to Walthamstow Central





GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 958sq.ft. (89.0 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**

