



**CHURCHILL**  
estates



# Borwick Avenue, Walthamstow

Guide Price £625,000

Tenure : Freehold

Floor Area : 1072.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



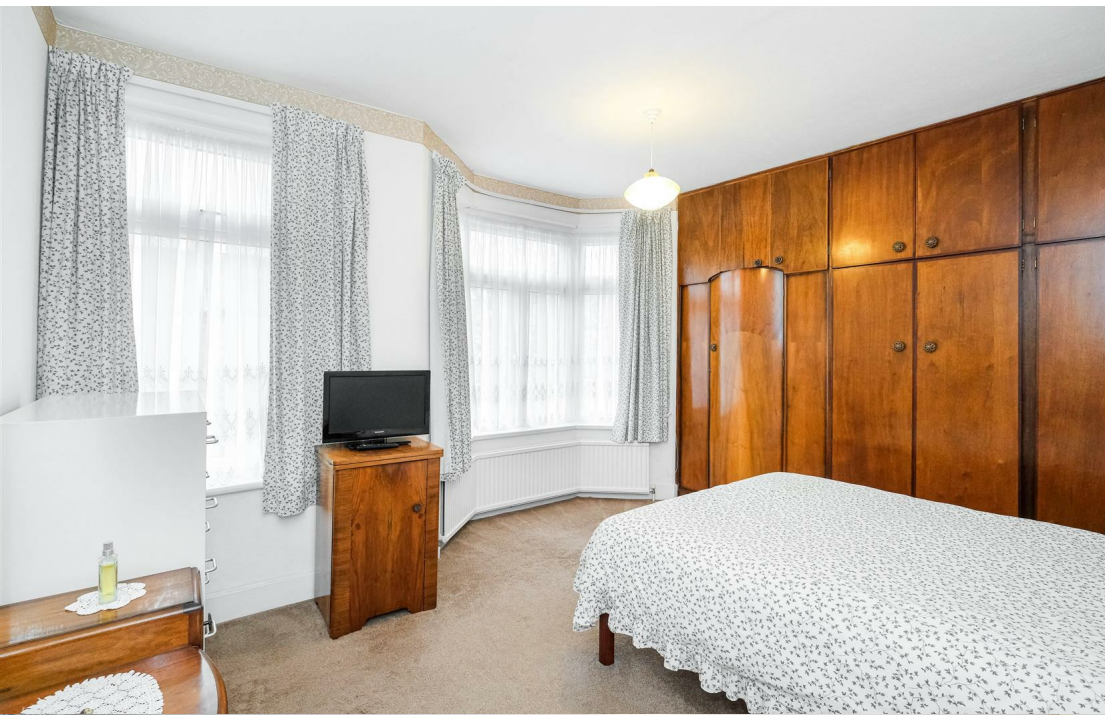
Guide price £625,000-£675,000. A deceptively spacious 1056 sq ft older style, brick fronted double bayed family house, situated in a great location, being comfortably accessible to both Blackhorse Road & Walthamstow Central Stations, being sold for the first time since 1958 is this much cherished family home which has been the subject of alteration as well as a double storey rear extension over the years, yet still offers the opportunity to extend further (stpp) if so desired.

The accommodation presently offers an inviting entrance hall, which gives access to the first floor as well as the spacious through lounge, this in turns leads onto the extended kitchen/diner which has a useful utility/storage area to the side of the property, which gives access to the enclosed rear garden. To the first floor there are three good size bedrooms and bathroom/wc.

If you are looking for a spacious family home, which offers potential for further growth in the future, then this is the one for you, not one to be missed, call now on 020 8503 6060 to book your appointment to view.





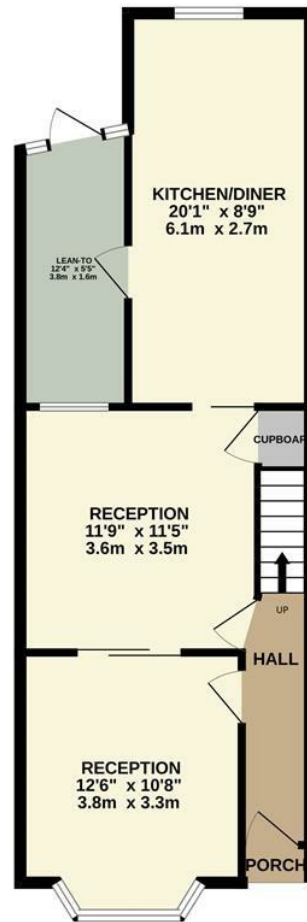


- Extended Accommodation (1056 sq ft)
- Three Bedrooms
- First Floor Bathroom
- Through Lounge
- Kitchen/Diner
- Gas Central Heating
- Double Glazing
- Potential to extend
- Chain free
- Central Location





GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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**

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