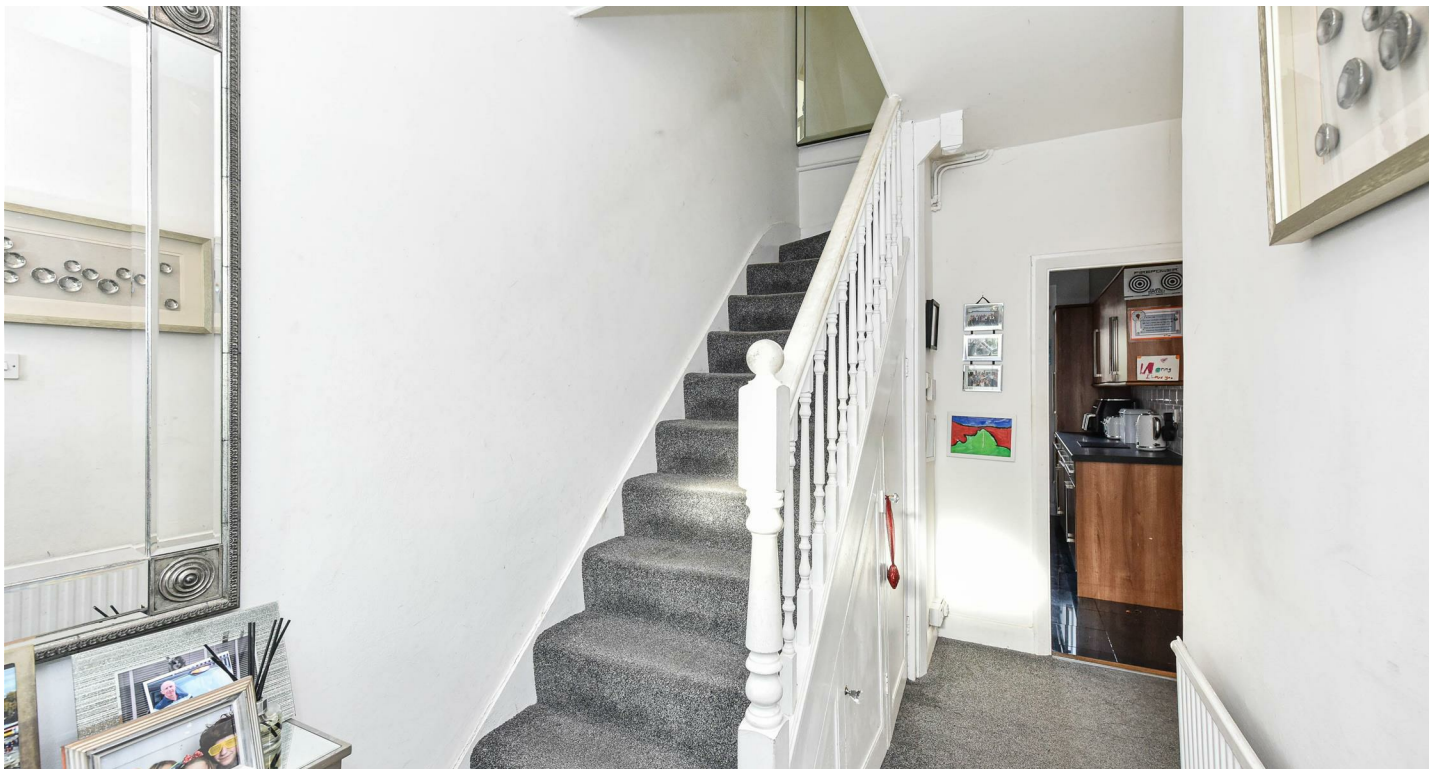




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Trevose Road, Upper Walthamstow

Guide Price £600,000

Tenure : Freehold

Floor Area : 1084.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

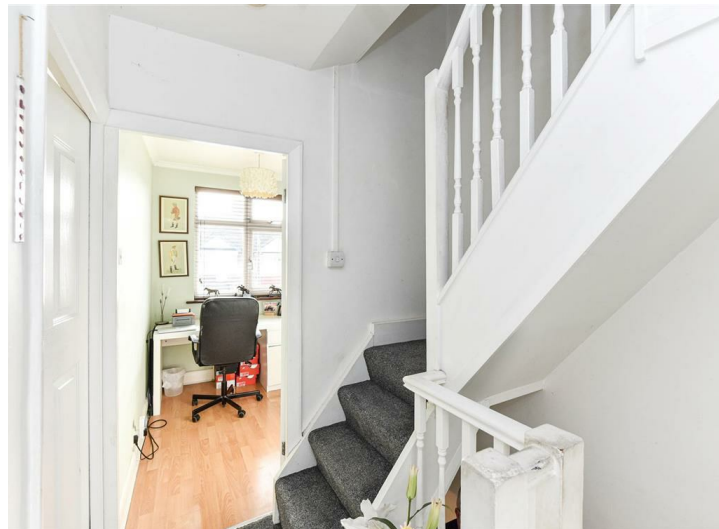


Guide Price: £600,000 - £650,000. Nestled in a tree-lined neighborhood on the Highams Park/Upper Walthamstow borders, is this charming and comfortable, loft-extended four-bedroom family home.

As you step into the inviting entrance hall, the warm, family-centric ambiance is immediately apparent. The hall leads to a bright and spacious through-lounge, illuminated by a large double-glazed bay window at the front, and double-glazed doors opening to the delightful rear garden. The entrance hall also provides access to the well-equipped kitchen, featuring built-in appliances and direct garden access. Ascending to the first floor, you'll find two sizeable double bedrooms, a cozy single bedroom, and a contemporary bathroom/WC. The loft conversion houses an additional double bedroom, complete with a convenient en-suite cloakroom/WC. Externally, the property boasts a charming rear garden and the advantage of off-street parking at the front.

Trevose Road, just off Hale End Road, offers easy access to both Highams Park and Walthamstow's array of amenities. It's also a brief drive to the M11 Motorway and the A406, with the scenic Epping Forest within walking distance.

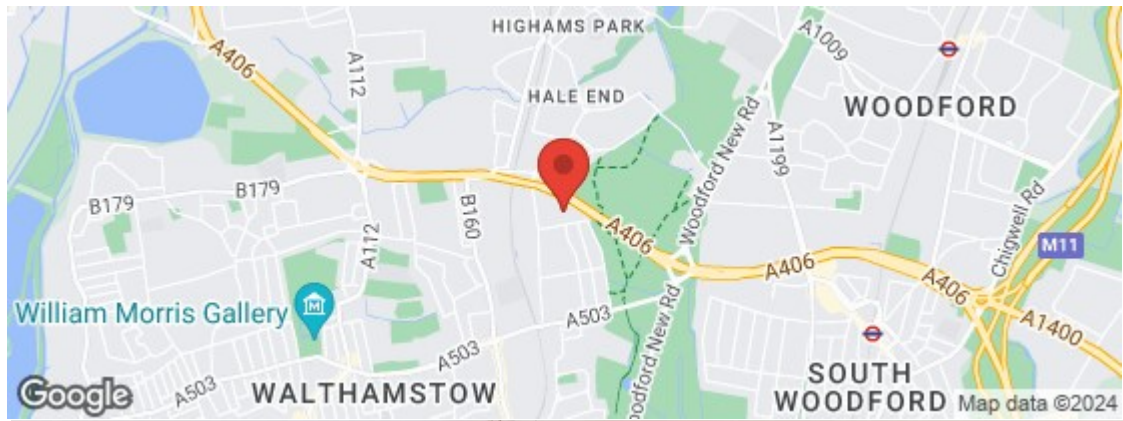
We highly recommend an internal inspection to truly appreciate the allure of this property.





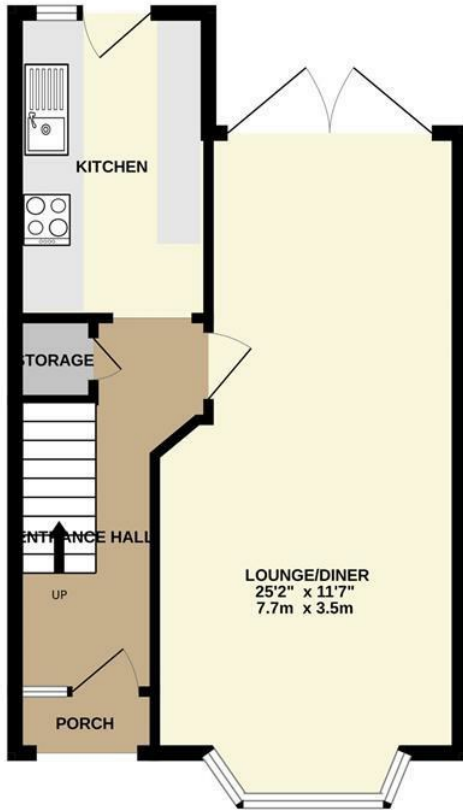


- Highams Park/Upper Walthamstow Borders
- Family Bathroom
- Through Lounge
- Gas Central Heating
- Off Street Parking
- Four Bedrooms
- En-Suite Cloakroom
- Fitted Kitchen
- Double Glazing

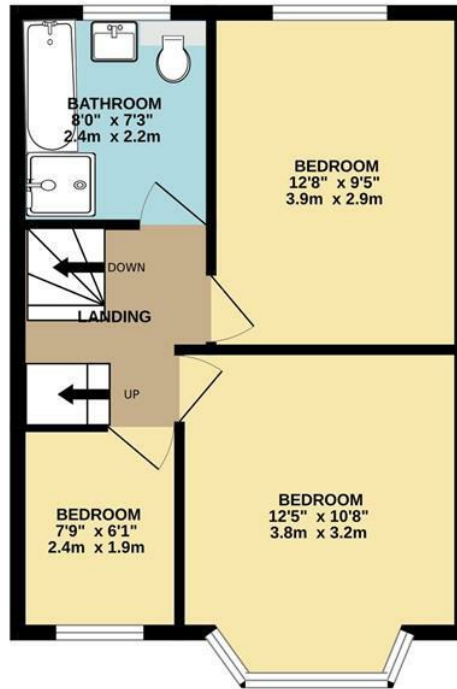




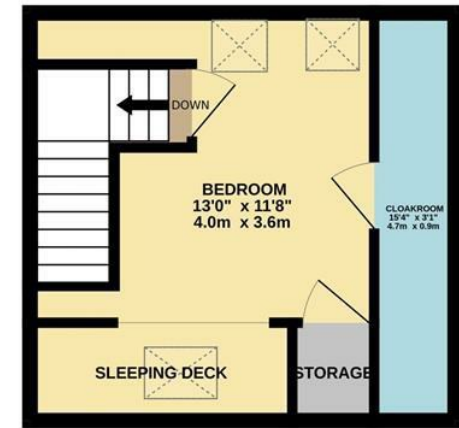
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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