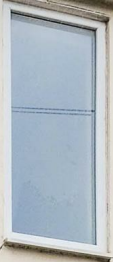


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Sun
9 pm



CHURCHILL
estates



Sutherland Road, Walthamstow

Offers In Excess Of
£700,000

Tenure : Freehold

Floor Area : 785.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 5

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



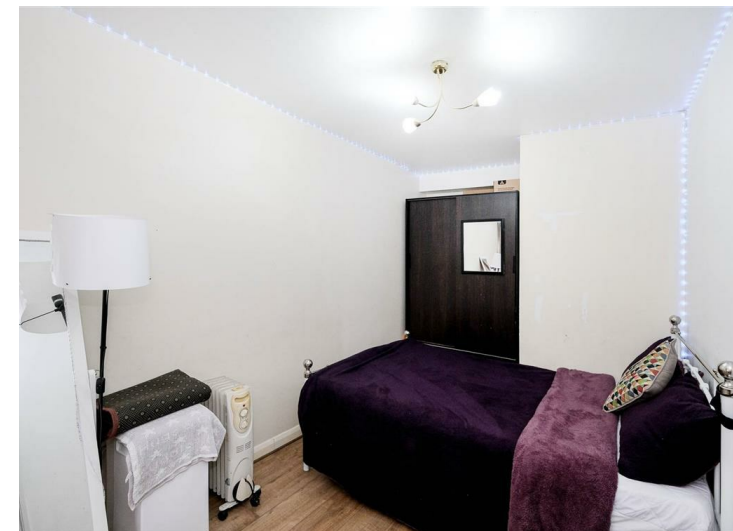
Offered for sale is this expansive 5-bedroom detached house situated in a prime location at the heart of Walthamstow.

Upon entering, the ground floor welcomes you with a generously sized entrance hallway, leading to a spacious main living room featuring patio doors that open to a private garden. The well-appointed kitchen, along with a ground floor bedroom and a conveniently located shower room with WC, completes the main level.

Ascending to the first floor, you'll discover four ample double bedrooms, each equipped with fitted wardrobes, offering plenty of storage space. The floor also hosts a family bathroom complete with a bath, WC, and hand basin. The house holds the exciting potential for a loft extension, subject to planning approval.

Nestled in the quiet and sought-after Sutherland Road, this residence is conveniently close to the vibrant local shops, restaurants, cafes, and bars that define Walthamstow's charm. Additionally, its location ensures a swift walk to Blackhorse Road Underground Station facilitating easy access to the City.

Don't miss the chance to make this your ideal home.





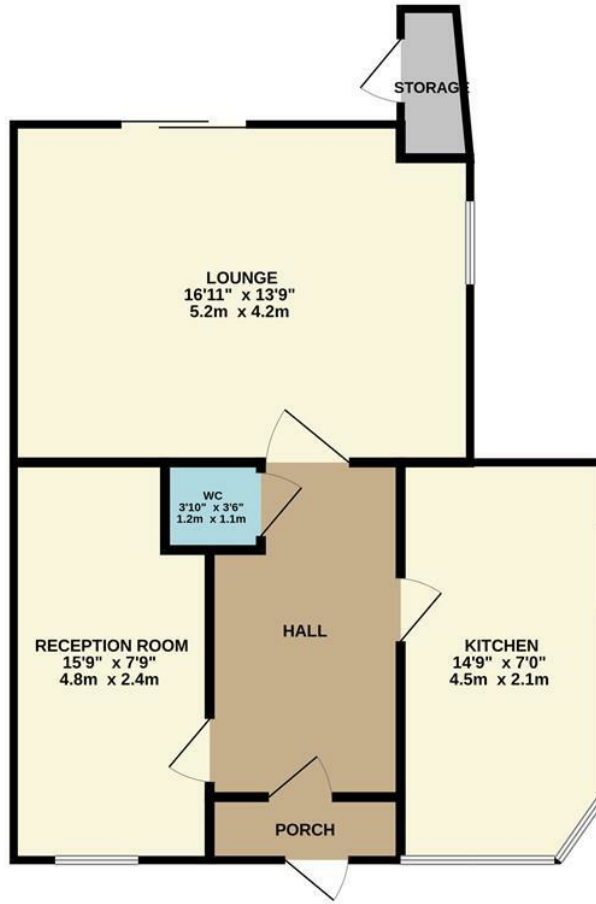


- Detached
- Family Bathroom
- Five bedrooms
- Spacious family home
- Separate Shower Room
- Close Proximity to Blackhorse Road Station

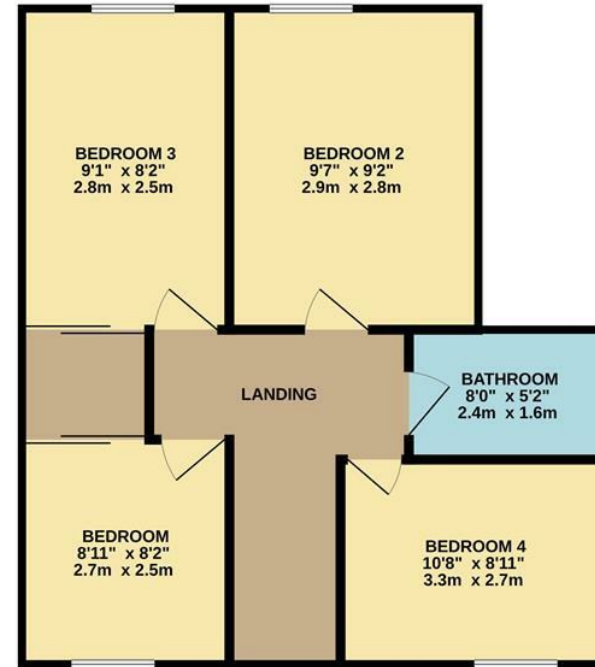




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1050sq.ft. (97.5 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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