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**CHURCHILL**  
estates



# Elphinstone Road, Walthamstow

Guide Price £625,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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

This beautifully finished brick fronted Warner built family home is perfectly positioned on this attractive tree lined street, within the Lloyd Park area of Walthamstow, the catchments of many popular nurseries and Primary Schools as well as being easily accessible to Walthamstow Central Victoria Line & Overground Stations with the hustle and bustle of the town centre with its plethora of restaurants, retail units and Cafés.

This well proportioned family home has been extended on the ground floor to create an impressive kitchen diner space, benefits from a well designed fitted kitchen, with ample storage and work surfaces plus fully glazed bi-fold doors opening to the thoughtfully zoned rear garden enjoying a raised formal seating area, with two steps leading to the lawn with handy storage shed to the rear. Going back inside the house and going up to the first floor there are two double bedrooms plus a single, which would make a great home office and a generous family bathroom. In the future there is additional potential of extending up onto the loft space to add yet another double bedroom with its own en-suite facilities (stpp).

This wonderful family home is genuinely located in one of Walthamstow most convenient and prettiest locations. Whether its for commuting, schooling or simply just to enjoy the beauty of Lloyd park that brings you to this particular part of Walthamstow, there is so much to enjoy living so close to one of the areas favourite hang out for both residents and visitors. A quiet stroll in the early evening after a long day working, a bite to eat on a Saturday morning from the weekly food market positioned on the grounds of the impressive William Morris Gallery or simple a place for the kids to blow off some steam while you catch up with friends with a coffee from one of the two Cafés within the grounds, you really couldn't wish to find more on your doorstep.

Another positive the property comes with is that it is being sold on a chain free basis.

Get in touch with one of our experienced sales team to organise a viewing or to discuss the property further.







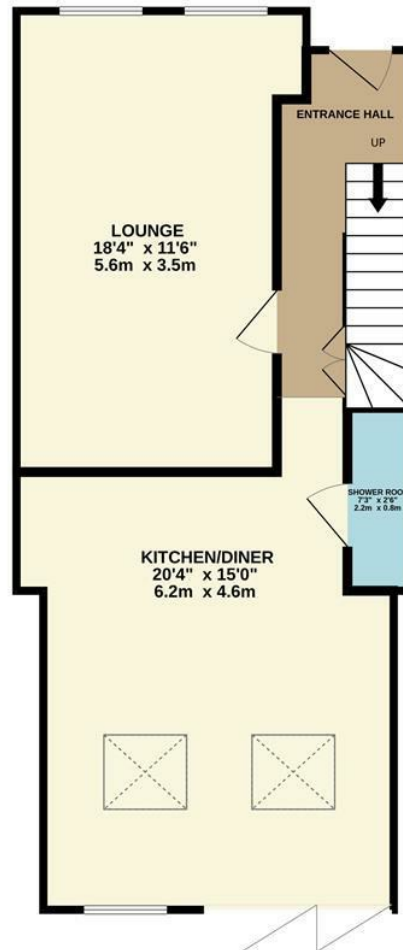
- Lloyd Park
- Extended Kitchen diner
- Further potential to extend (sstp)

- Warner built family home
- Three bedrooms
- Chain free

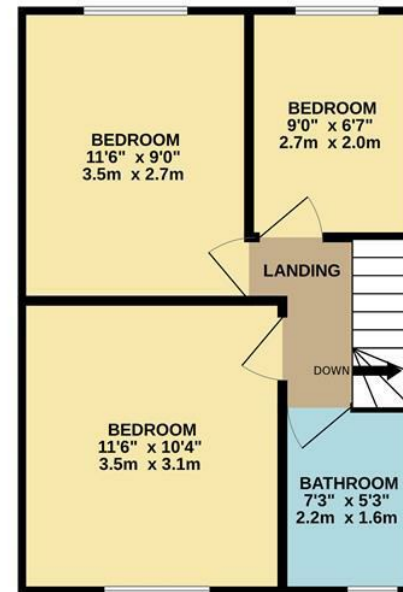




GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 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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