



FARMILO

CHURCHILL
estates



Farmilo Road,
Walthamstow

Guide Price £550,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

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	60	
(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 £550,000-£600,000. Offered with NO ONGOING CHAIN is this bright & spacious, well presented three bedroom family house, situated on this pleasant tree lined turning.

Offering excellent scope to extend to both rear and loft (stpp) the property currently offers accommodation arranged over two floors, the property offers two reception rooms and fitted kitchen to the ground floor, whilst to the first floor, there are two double bedrooms, a further single bedroom/office as well as a bathroom/wc, outside the property enjoys a good size garden.

Being accessible to the open spaces of Hackney/Walthamstow Marshes makes this location ideal for cyclist. Lea Bridge station, St. James Street Station, Walthamstow Queens Road and Walthamstow Central Stations are all close by too.

Tenure: Freehold
EPC Rating: 60 D
Local Authority: Waltham Forest
Council Tax Band: D



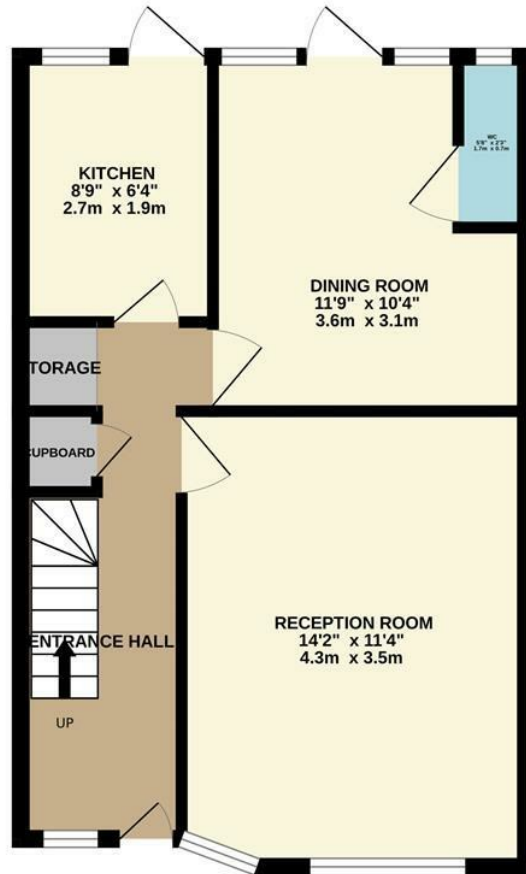


- Chain free
- First floor bathroom
- Fitted kitchen
- Double glazing
- Three bedrooms
- Two reception rooms
- Gas central heating
- Good size garden

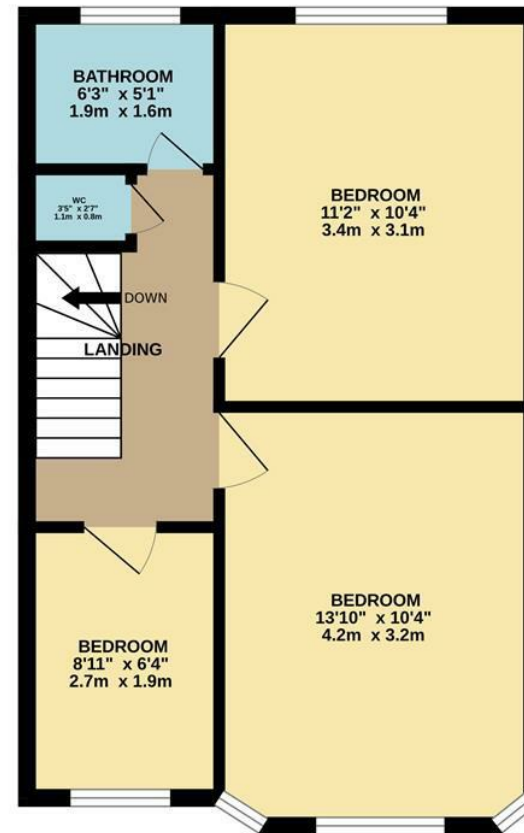




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 1076sq.ft. (100.0 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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To view call **0208 503 6060**

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