



**CHURCHILL**  
estates

# Ickworth Park Road, Walthamstow

Offers In Excess Of  
£700,000

Tenure : Freehold

Floor Area : sq ft

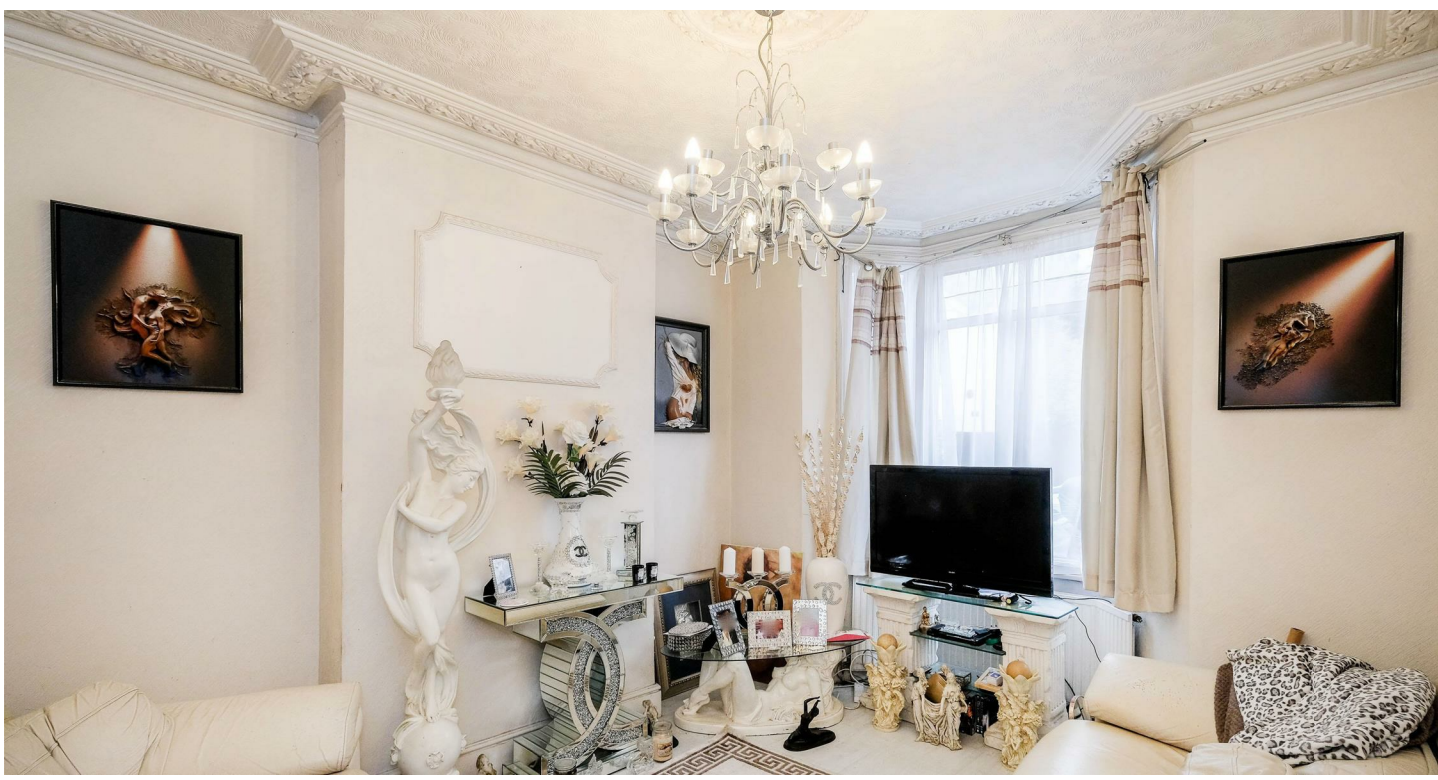
Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

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	



This well presented Two double bedroom (plus loft room) single bayed Victoria mid terraced family home , which is situated in this lovely tree lined turning being close to Lloyd Park, the William Morris Gallery and the extremely popular Lloyd Park Saturday market, whilst also being a gentle stroll to both Walthamstow Central and Blackhorse Road stations, shopping facilities, bars and restaurants.

Additionally there is a through lounge, first floor family bathroom, breakfast room, lean-to and garden. There is also potential to extend to the rear and loft (STPP)





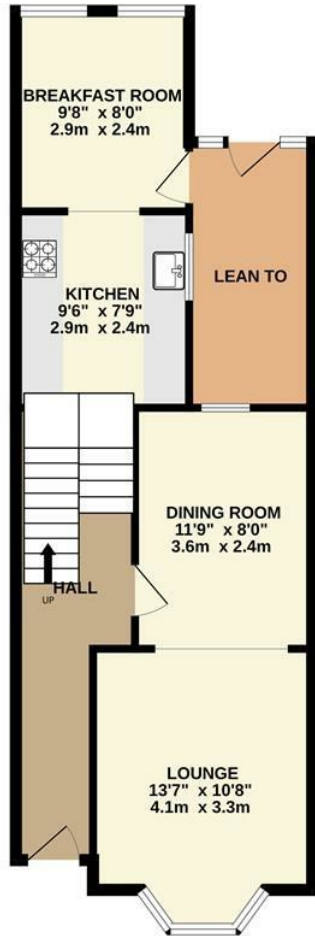


- Victorian
- First Floor family bathroom
- Potential to extend (STPP)
- short walk to Blackhorse Road Station
- Loft room
- Easy access to the Wetlands

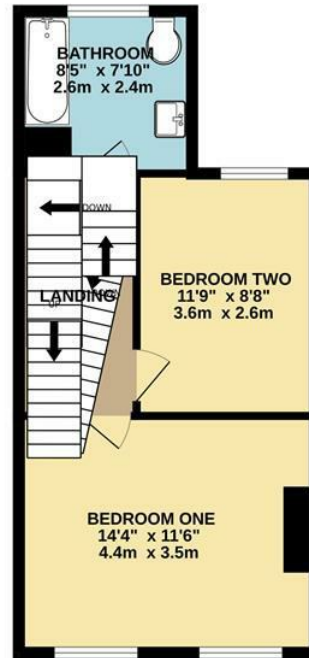




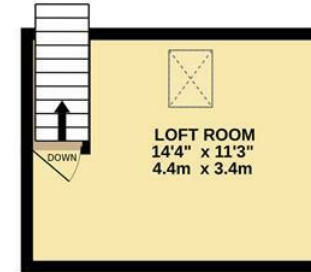
GROUND FLOOR



1ST FLOOR



LOFT ROOM



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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