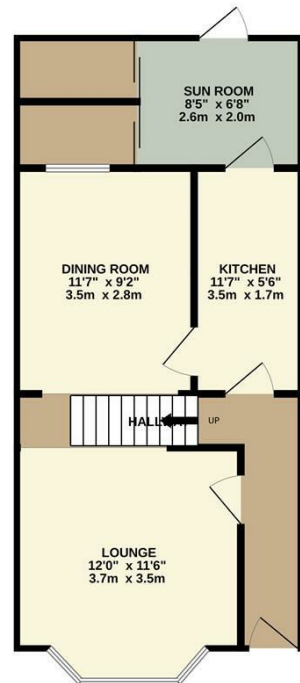




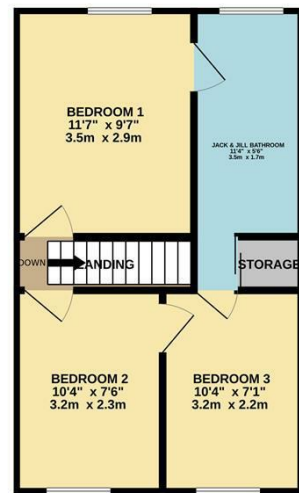
Two Bedroom Victorian Terrace (currently set up as a three bedroom) | walking distance to Blackhorse Road Victoria Line station | Chain Free | Gentle stroll to Lloyd Park | Ground floor WC & First floor Jack & Jill room | Two reception rooms | Sun Room



GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

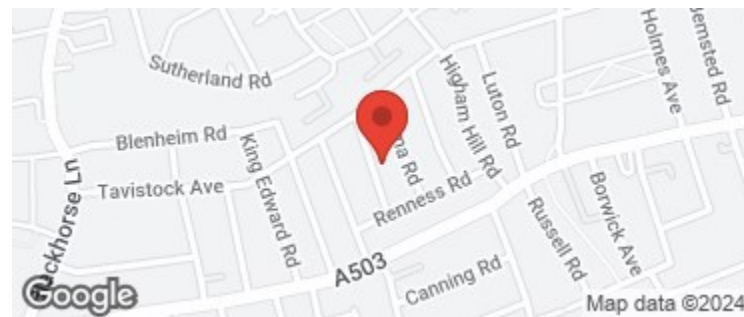


1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency. See the guide.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC



Tenure: Freehold
EPC rating - TBC
Council Tax Band - C



Bunyan Road, Walthamstow, E17 6EY
Offers In Excess Of £575,000 Freehold

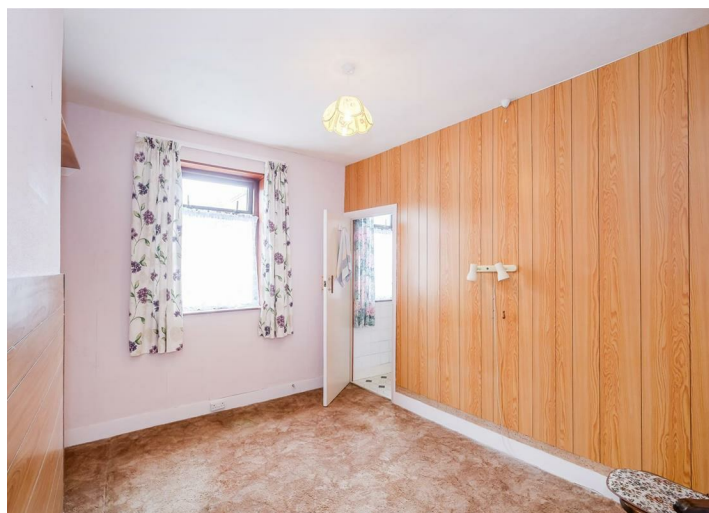
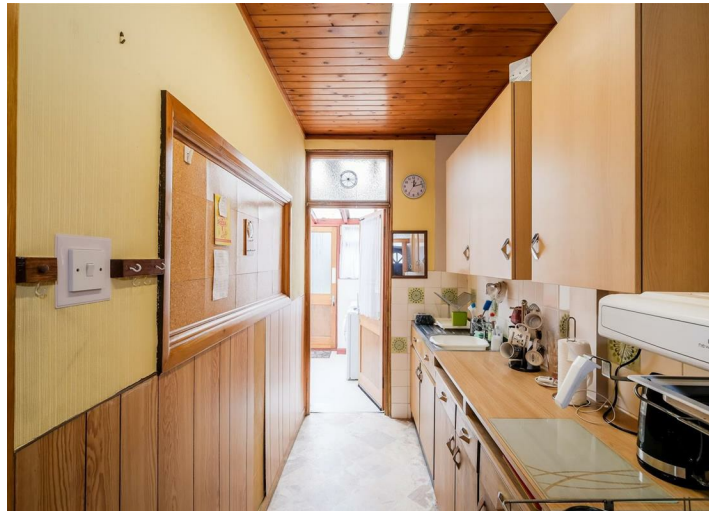


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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O.I.E.O £575000

Offered on a chain free basis This well presented Two bedroom (which is currently set up as a three bedroom) 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, Wetlands, bars and restaurants.

Additionally there are two receptions, ground floor WC, Sun room, first floor Jack & Jill bathroom, kitchen, modern boiler and a rear garden. There is also potential to extend into the loft (STPP)