



Guide price £850,000 - £900,000 Walthamstow Village Borders | Wood Street | Five Bedrooms | Refurbished throughout | 40ft rear garden | Chain Free |



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, window 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Metaplan (2024)



## Shernhall Street, London, E17 9HS

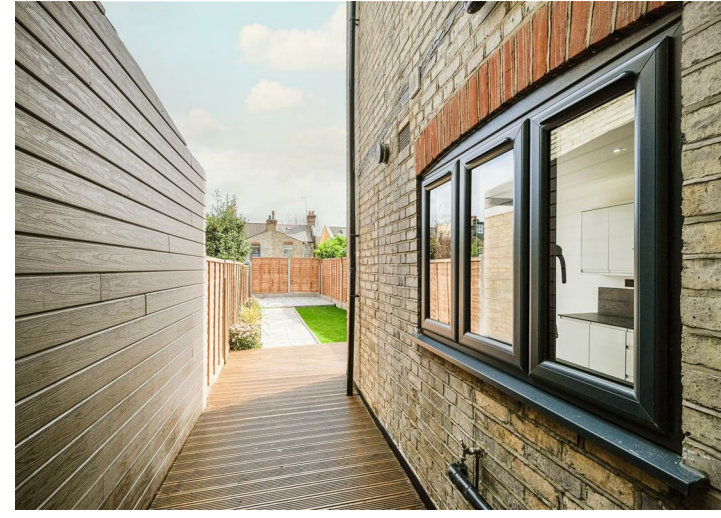
Guide Price £850,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
68	89
EU Directive 2002/91/EC	



Tenure - Freehold  
 Local authority - LBWF  
 Council tax band - C  
 EPC - D 68

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.



To view call **0208 503 6060**  
 Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Perfectly positioned on the borders of both Walthamstow Village and Wood Street areas, is this beautifully renovated and finished five bedroom Edwardian family home. Having everything you would hope to find by a family home, pretty much on your doorstep: a choice of popular Primary Schools, Overground & Victoria Line Stations, plus a great mix of restaurants, cafes, pubs and recreational areas. Just across the street is the entrance to the Ravenswood industrial estate, which is home to Gods Own Junkyard, Mother's Ruin and Wild Card Brewery tempting you to an impromptu summer evening socialising with friends and enjoying some of what Walthamstow does best.

The property which is being sold on a chain free basis, measuring in excess of 1200 sq ft has been thoughtfully finished throughout. The front of the house with a mix of grey and white painted render plus original brick looks substantial and inviting. Inside you would have no idea you are positioned on Sernhall Street itself with the double glazed windows shutting out any knowledge of living in such a convenient location. The accommodation offers everything a growing family might need. To the ground floor is a bright open plan lounge diner which leads to a fully fitted kitchen with ample storage and surface area and leads to the 40ft rear garden via fully glazed bi-folding doors. Up on the first floor is an impressive main bedroom, generous second bedroom, first floor bathroom plus a smaller bedroom to the rear that would make a great home office whilst enjoying views down over the garden. Then up into the loft space which has extended into to create an impressive 2nd floor offering two further bedrooms one with its own en-suite, which would make an ideal guest bedroom.

Anyone would be lucky to call this property their home and i'm sure it'll be popular, so be quick to get in touch with one of our experienced sales team to discuss the property further or to organise a viewing.

