



Guide price £625,000 | Off Coppermill Lane | Three Bedrooms | Two Reception Rooms | Gas Central Heating | Double Glazing | Remodel Opportunity | Close Wetlands | Accessible St James Street, Blackhorse Road & Walthamstow Central Stations | Chain Free



Chester Road, Walthamstow, E17 7HP

Price Guide £625,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	85

EU Directive 2002/91/EC



TENURE: Freehold
 LOCAL AUTHORITY: Waltham Forest
 COUNCIL TAX BAND: C
 EPC RATING: 65 D

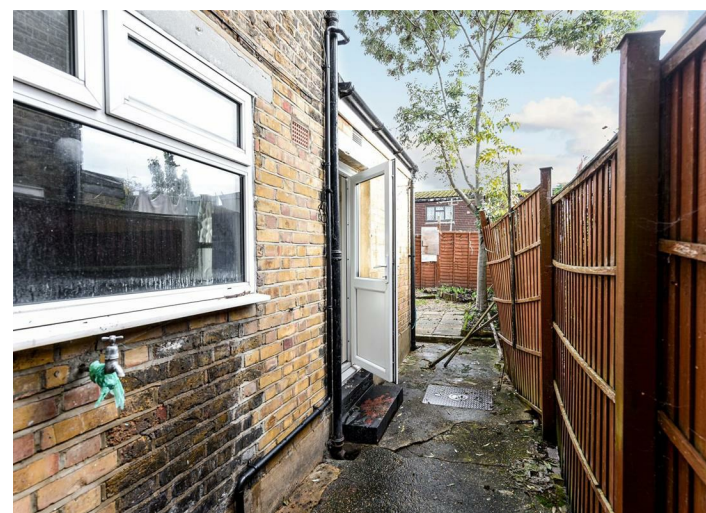
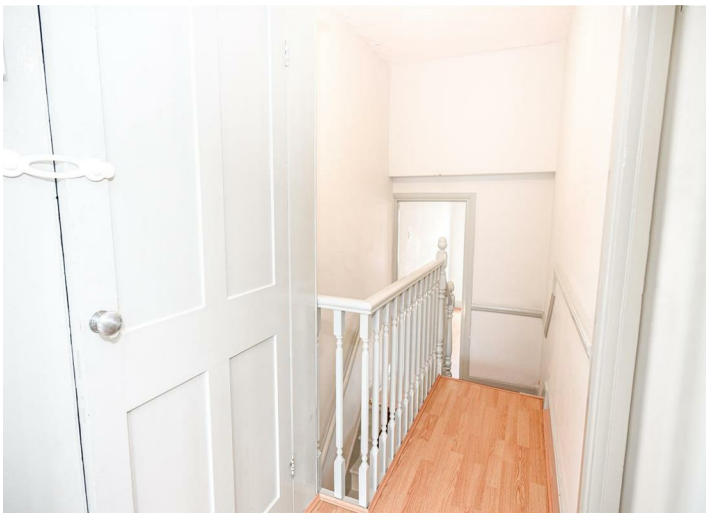


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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Guide price £625,000. Offered chain free is this older style three bedroom family house offering excellent scope for extension and remodelling (stpp), situated in this favoured location, being accessible to The Wetlands, Walthamstow Market, St James Street & E17 & Central Crate's as well as St James Street, Blackhorse Road and Walthamstow Central Stations, this property will no doubted prove very popular.

Having accommodation currently arranged over two floors, the property offers two reception rooms, kitchen and bathroom to the ground floor, whilst to the first floor, there are three double bedrooms., therefore offering excellent opportunity to remodel the current accommodation and/or extend to create your ideal home.

Not one to ne missed, call 020 8503 6060 without delay to book your appointment to view.