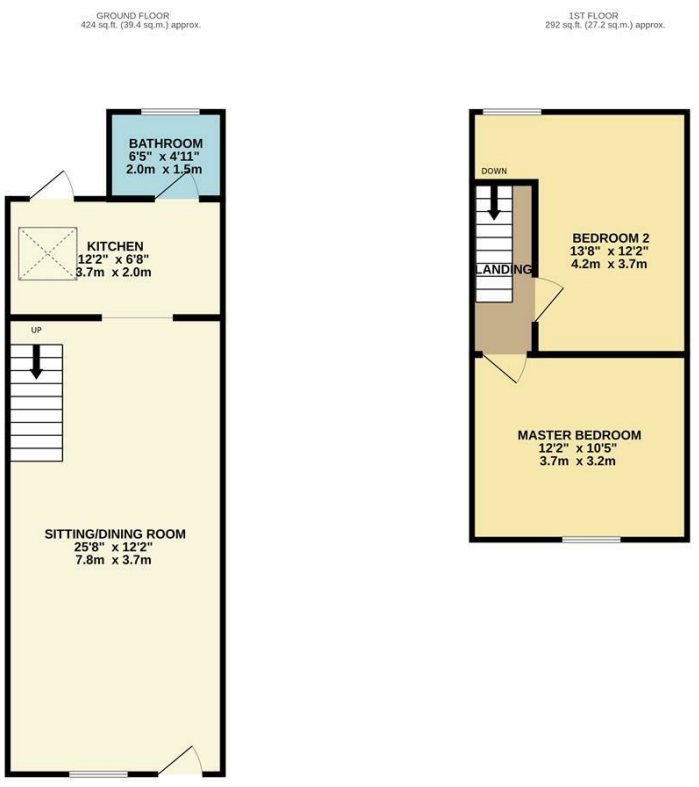




Guide price £600,000 | Two bedroom Victorian Cottage | Chain Free | Poets Corner Location | Open Plan lounge | Short walk to Station | Chain Free.



Aubrey Road, Walthamstow, E17 4SL
Price Guide £600,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



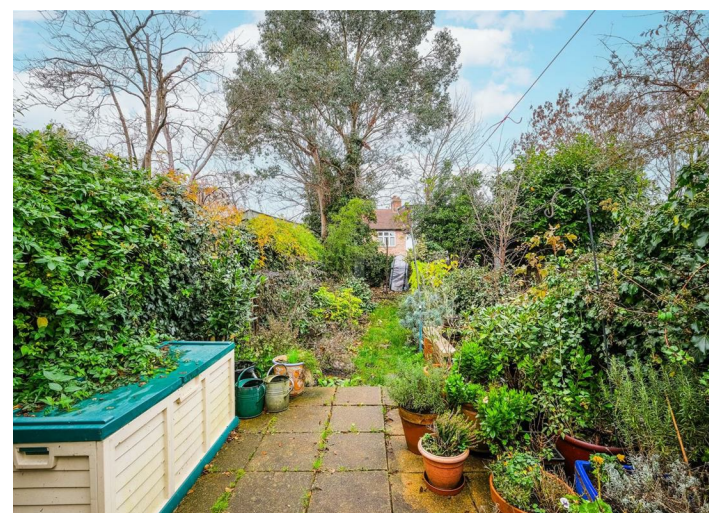
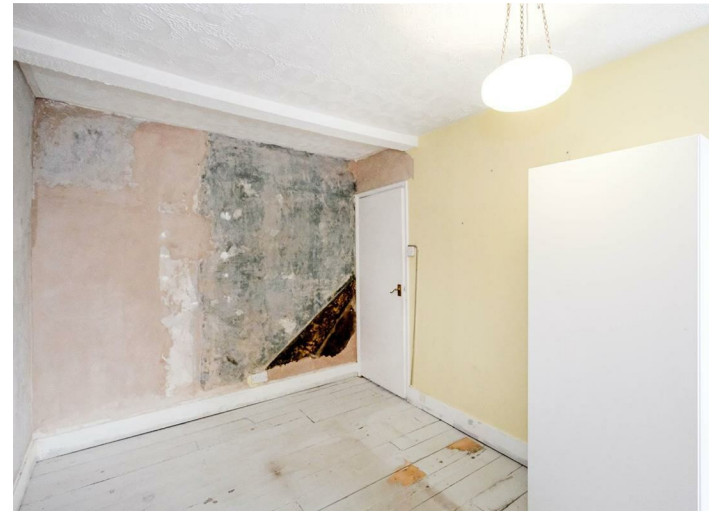
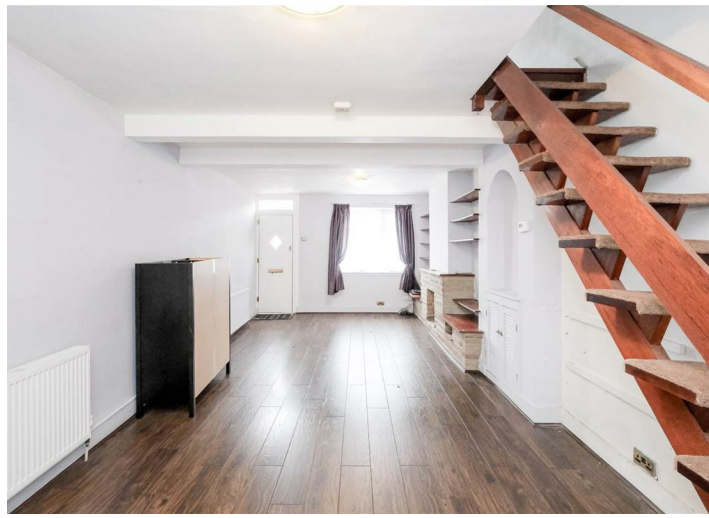
Tenure: Freehold
EPC Rating: C 70
Local Authority: Waltham Forest
Council Tax Band: C

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**
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Guide price £600,000

Set within just a short stroll of Walthamstow Central Victoria Line Station, Walthamstow Village and Bell Corner (Poets Corner) is this deceptively spacious Brick fronted Two bedroom older style Cottage with accommodation arranged over two floors.

The property benefits from an open plan through lounge, which leads onto the modern fitted kitchen, leading to a ground floor bathroom and onto an approximately 60ft west facing rear garden. Stairs at the rear of the open plan lounge leads us upstairs to two deceptively sized double bedrooms. With the potential to extend the property (STPP) this offers any future homeowner(s) the opportunity to grow with the house.

You are incredibly well-served for local schools, with numerous primary and secondary in a one-mile radius rated 'Good' or better by Ofsted, seven of which qualify as 'Outstanding'. Being so conveniently situated the 'Residents Parking' is a blessing, you can leave the car at home as living here you will be spoilt for choice, having Lloyd Park a short stroll away with its cafes, playground, skate park, courts, outdoor gym and the popular Saturday food market. Likewise there is the choice of yoga, pilates and barre at East of Eden, Walthamstow High Street's bustling street market and of course Walthamstow Central Station (for direct twenty minute runs to Oxford Circus and Liverpool Street) you also have Queen's Road Barking to Gospel Oak line close at hand. If that's not enough, you can enjoy a leisurely stroll through to Walthamstow Village with its excellent Pubs, Bars, Restaurants and Gods Own Junkyard.