



CHURCHILL
estates

Carlton Road, Walthamstow

Offers In Excess Of
£665,000

Tenure : Freehold

Floor Area : 768.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



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



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Positioned on this residential street in the Higham Hill area of Walthamstow within minutes of local shops, cafés, numerous Good Ofsted rated Primary Schools and an easy walk of Blackhorse Victoria Line and Overground Station is this three bedroom single bayed Victorian terrace family home, which has further potential for any growing family to extend both on the ground floor and also up into the loft space. The property which has been a loving family home for many years includes many fine features such as two reception rooms, Three bedrooms to the first floor 50ft rear garden and a first floor family bathroom with an extra seprate WC.





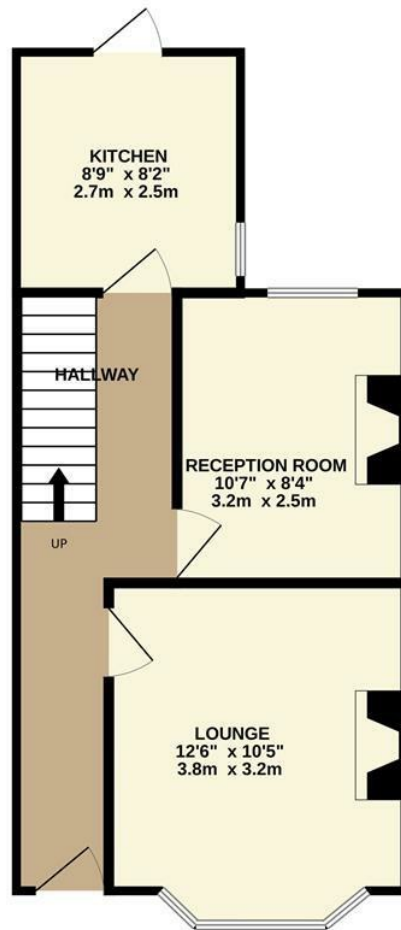


- Victorian Terraced
- Two receptions
- close to local amenities
- First floor family bathroom
- Blackhorse Ladder Location
- potential to extend (STPP)

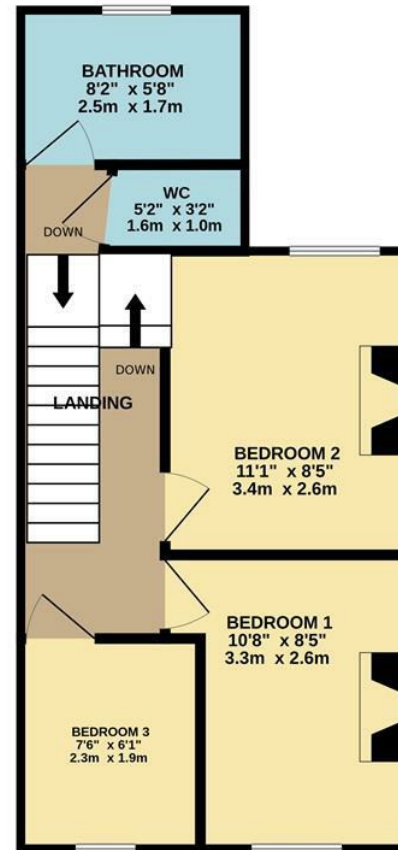




GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.

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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To view call **0208 503 6060**

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