



CHURCHILL
estates

Pendlestone Road, Walthamstow

Offers In Excess Of
£750,000

Tenure : Freehold

Floor Area : 1033.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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	



Situated on the Walthamstow Village Borders and with Walthamstow Central being within comfortable walking distance is this Three Bedroom Mid Terraced Family Home offering excellent potential for extensions to both loft and rear (stpp) which offered on a CHAIN FREE basis.

The property whilst requiring some general modernisation and TLC, offers many fine original features with accommodation arranged over two floors and comprising a lounge to the front with bay window, deceptively spacious open plan kitchen/diner which leads onto the generous mature rear garden, to the first floor there are three bedrooms and a family bathroom.

The property is in an ideal location affording easy access to Wood Street Overground station in addition Walthamstow Central Victoria line station, whilst being just a stroll into Walthamstow Village offering an array of bars, restaurants and independent local shops.

Definitely one not to be missed, call now on 020 8503 6060 to book your appointment to view.



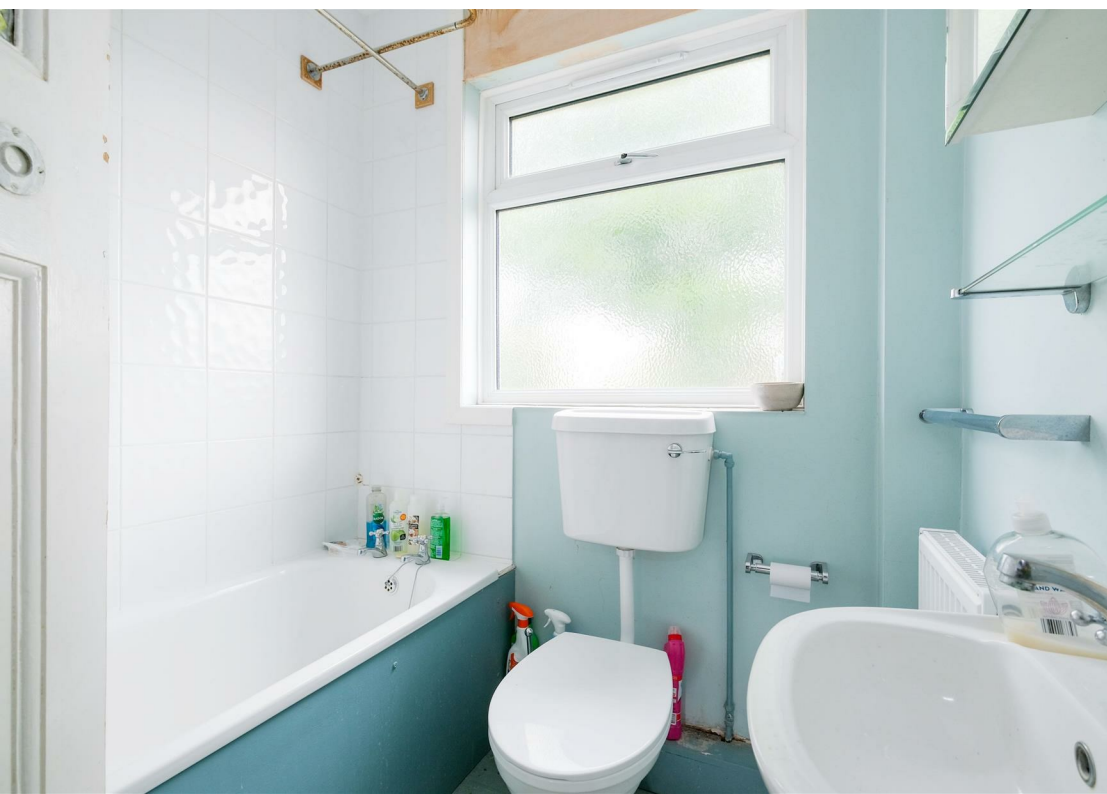


This area is reserved for the use of the staff only.

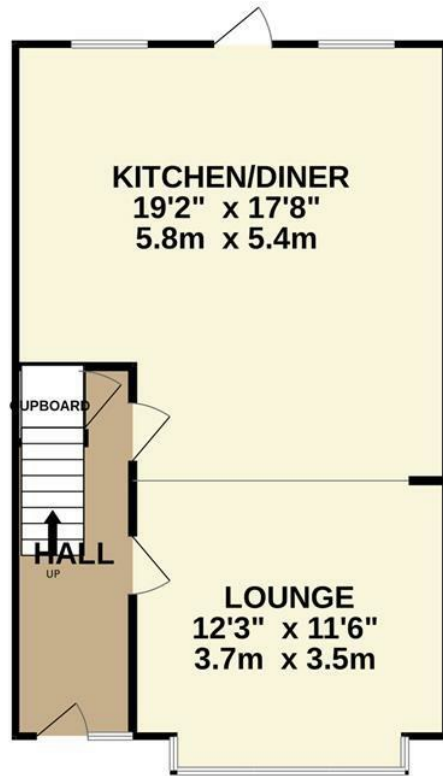


- Chain free
- easy access to Walthamstow Central Victoria Line Station
- Village borders
- potential to extend (stpp)
- spacious kitchen diner
- approx 40ft rear garden

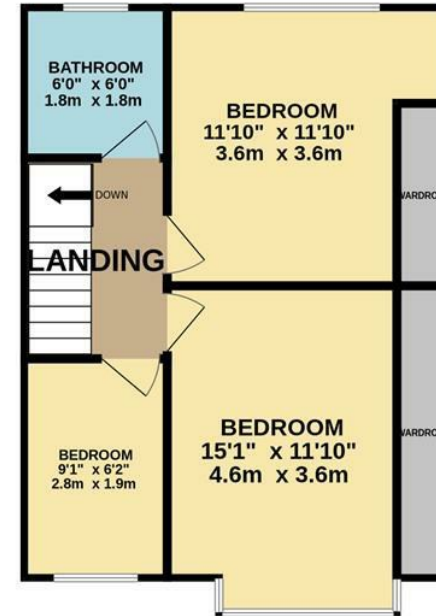




GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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