



CHURCHILL
estates

St Johns Road, Walthamstow

Guide Price £785,000

Tenure : Freehold

Floor Area : 1276.00 sq ft

Local Authority : Waltham forest

Council Tax Band : C

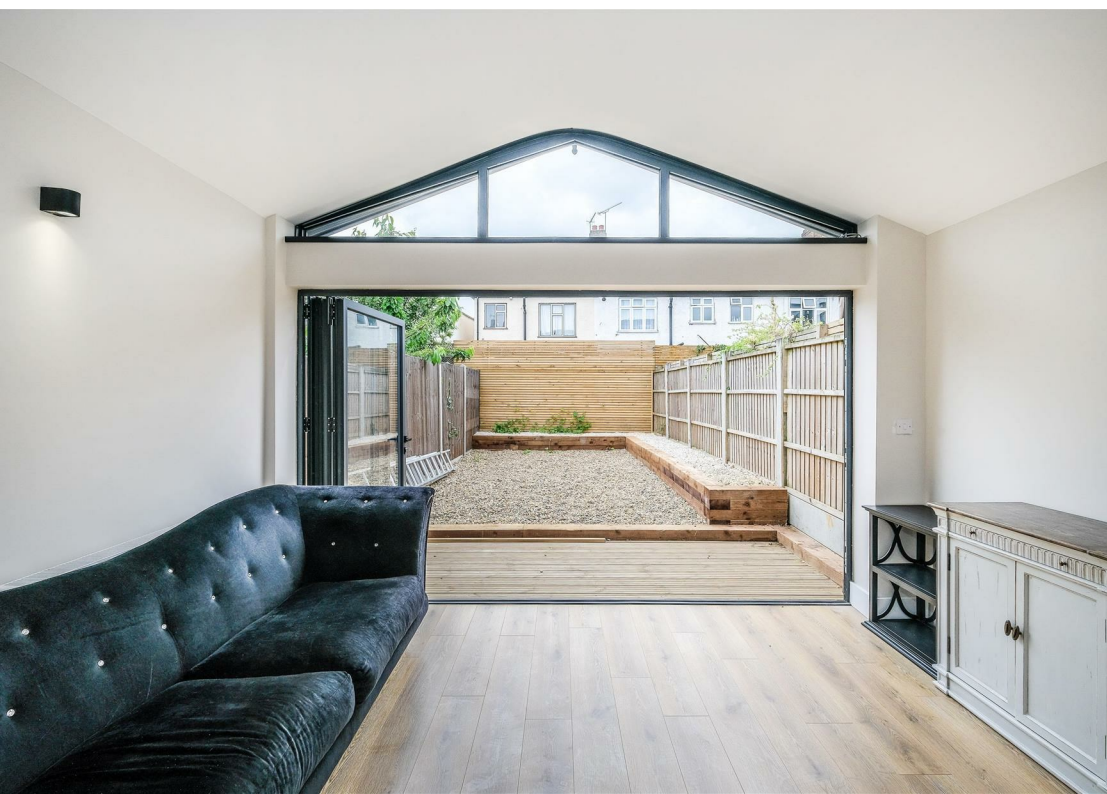
Bedrooms : 4

Receptions : 2

Bathrooms : 3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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	



Guide price £785,000 - £835,000

This beautifully finished four double bedroom Victorian family home is not only conveniently located on a popular tree lined street but offers all you would hope to find in a family home.

The current owners have designed, extended and fully renovated the property, To the ground floor side return extension they have created an impressive 30ft zoned kitchen / dining / family room with full width bi-folding doors leading to the rear garden whilst also up into the loft space to add an additional floor benefitting two double bedroom plus an independant shower room.

For anyone looking for a family home this pretty much tick all boxes, with Fellowship Square a short stroll down Forest Road for those warm summer holidays with the kids to enjoy the fountains with an ice cream or a little further to Lloyd Park. You also have the popular Woodside Primary School located on Wood Street a few minutes away, helpful for the morning drop off if you'll be heading into the city for work you head down Wood Street passing the many cafes and restaurants to the Overground Station heading to Liverpool Street or if you feel like a longer walk up through Walthamstow village towards the Walthamstow Central Victoria Line or to visit 17&Central Shopping Mall and Walthamstow Market which is all also accessible via a number of local bus routes stopping at the end of St Johns Road.

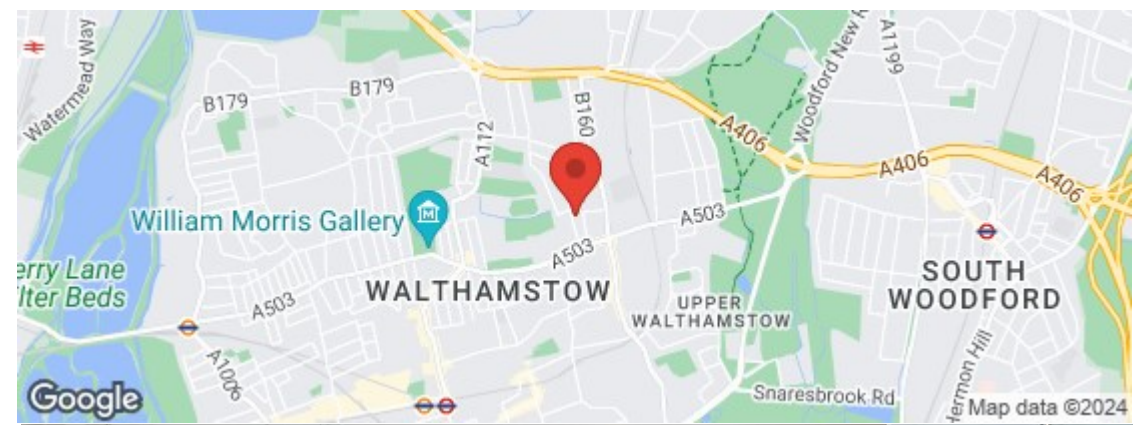
The property is being sold on a chain free basis, to discuss the property further or to organise a viewing, get in touch with one of our experienced sales team.





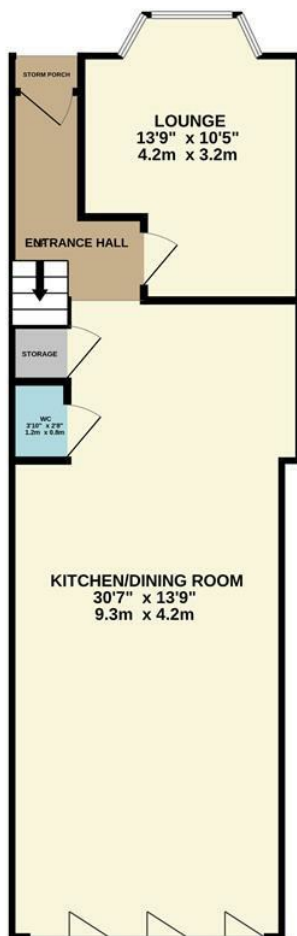


- Four bedroom Victorian terrace
- Ground floor w/c
- Woodside Primary School
- Bi-folding doors
- Spacious kitchen/family room
- Loft converted
- double glazed
- Chain free





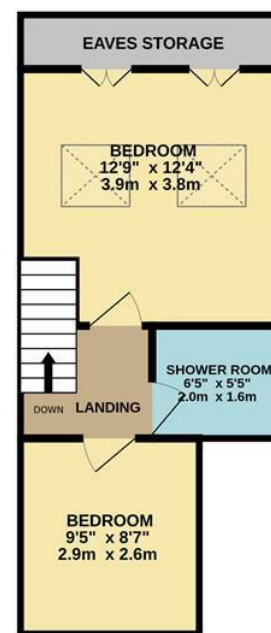
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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