



CHURCHILL
estates

Gurney Close, Walthamstow

Guide Price £575,000

Tenure : Freehold

Floor Area : 1410.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(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 £575,000-£625,000. This spacious Semi-Detached property is located on the peaceful Gurney Close adjacent to Allotments and having far reaching views over Lockwood Reservoir and North London beyond. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The house features both a bathroom to the First Floor as well as Shower Room to the ground floor, ensuring convenience and comfort for all residents. The semi-detached layout offers a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of city life.

Situated in Walthamstow, you'll have easy access to local amenities, schools, and parks, providing a convenient and family-friendly environment. Whether you're looking to settle down or expand your property portfolio, this house offers a wonderful opportunity to create a warm and inviting home.





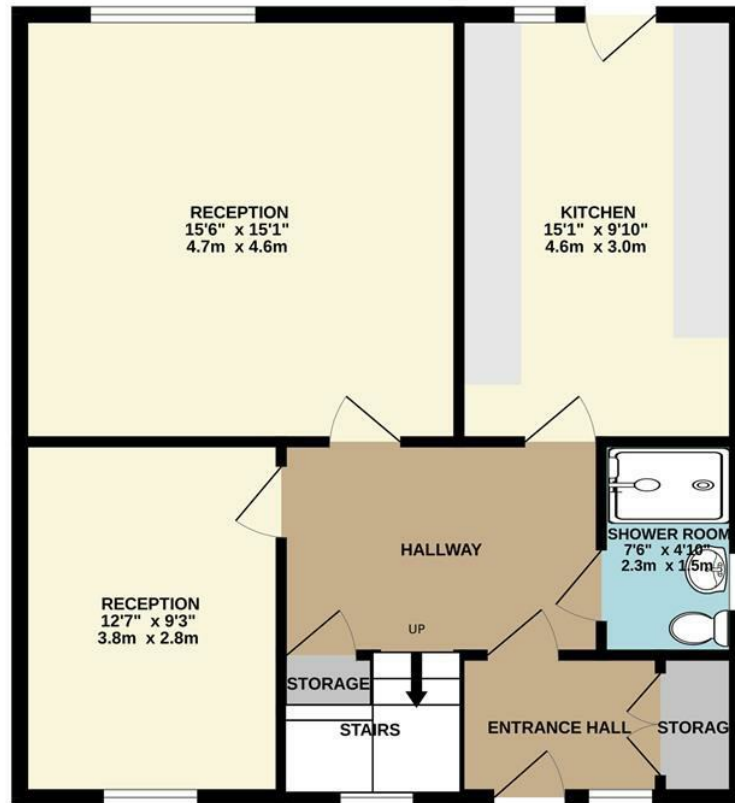


- End Of Terrace
- First Floor Bathroom
- Ground Floor Shower Room
- 40ft Garden
- Reservoir Views
- Four Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Off Street Parking
- Chain Free

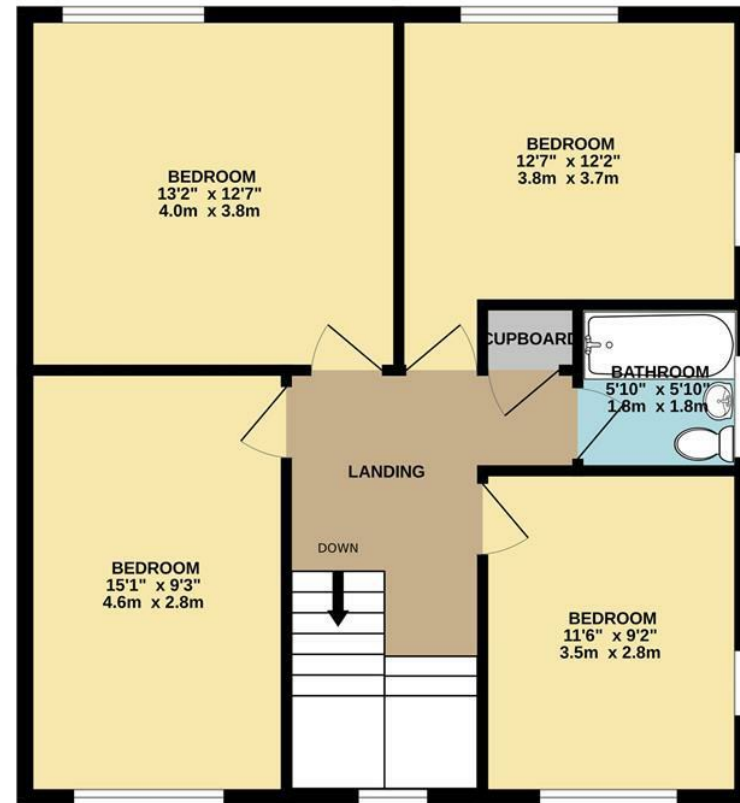




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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