



CHURCHILL
estates

Grosvenor Park Road, Walthamstow

Offers In The Region Of
£1,000,000

Tenure : Freehold

Floor Area : 1600.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 3

Bathrooms : 1



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



Welcome to Grosvenor Park Road, Walthamstow - a charming location that could be the perfect setting for your new home! Whilst needing a considerable amount of TLC (don't go chasing waterfalls) This delightful house boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there is plenty of room for a growing family or for those who enjoy having a dedicated space for guests or hobbies.

Situated in a vibrant neighbourhood, this property is ideal for those looking to immerse themselves in the local community while still enjoying the comforts of a private residence. The house features 1 bathroom, ensuring convenience for all residents.

Whether you're envisioning cosy evenings by the fireplace in one of the reception rooms or peaceful nights in one of the well-appointed bedrooms, this property offers a versatile space to make your own. Don't miss the opportunity to make Grosvenor Park Road your new address - a place where comfort and style meet in the heart of Walthamstow.





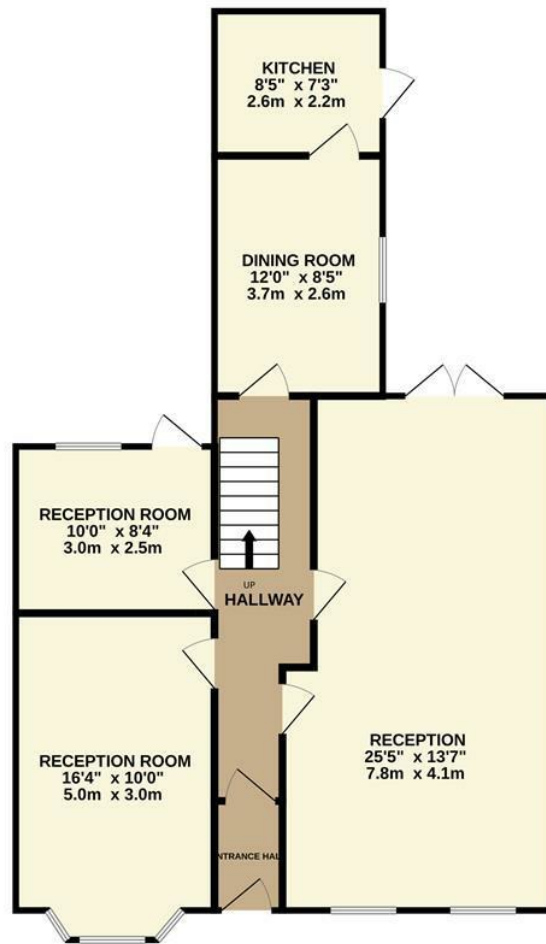


- Chain Free
- In need of modernisation
- Three Receptions
- easy access to Walthamstow Central & Queens Road Stations
- Walthamstow Village Location
- Potential to extend (Stpp)
- Large Rear Garden





GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.8 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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