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estates

# Aubrey Road, Walthamstow

Price Guide £600,000

Tenure: Freehold

Floor Area: 717.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

Bedrooms : 2

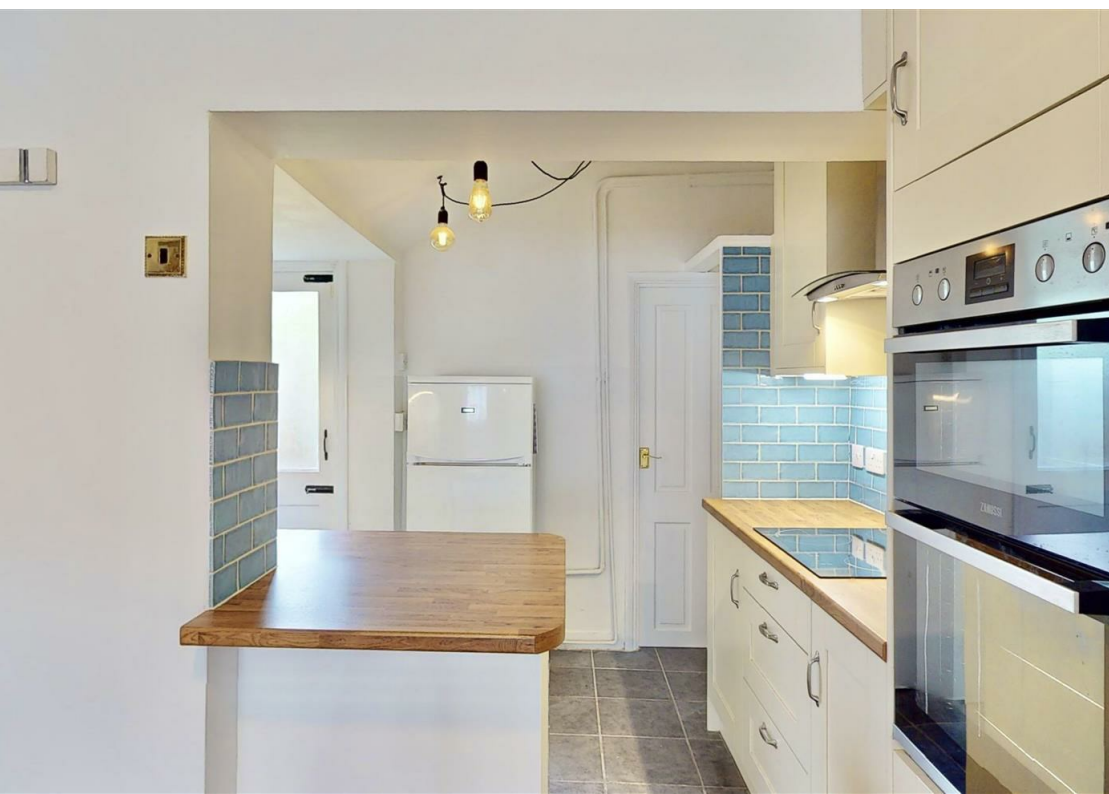
Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Guide price £600,000

Set within just a short stroll of Walthamstow Central Victoria Line Station, Walthamstow Village and Bell Corner (Poets Corner) is this deceptively spacious Brick fronted Two bedroom older style Cottage with accommodation arranged over two floors.

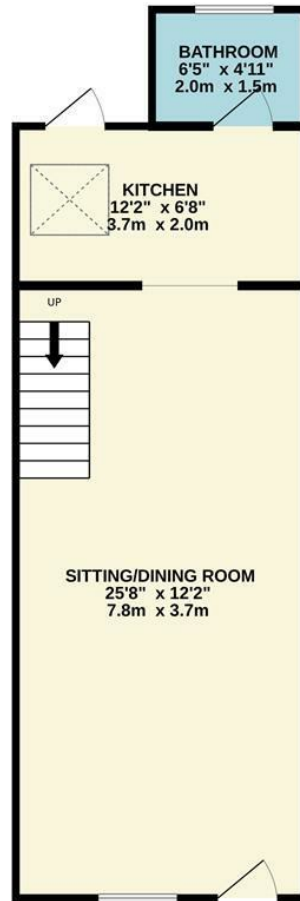
The property benefits from an open plan through lounge, which leads onto the modern fitted kitchen, leading to a ground floor bathroom and onto an approximately 60ft west facing rear garden. Stairs at the rear of the open plan lounge leads us upstairs to two deceptively sized double bedrooms. With the potential to extend the property (STPP) this offers any future homeowner(s) the opportunity to grow with the house.

You are incredibly well-served for local schools, with numerous primary and secondary in a one-mile radius rated 'Good' or better by Ofsted, seven of which qualify as 'Outstanding'. Being so conveniently situated the 'Residents Parking' is a blessing, you can leave the car at home as living here you will be spoilt for choice, having Lloyd Park a short stroll away with its cafes, playground, skate park, courts, outdoor gym and the popular Saturday food market. Likewise there is the choice of yoga, pilates and barre at East of Eden, Walthamstow High Street's bustling street market and of course Walthamstow Central Station (for direct twenty minute runs to Oxford Circus and Liverpool Street) you also have Queen's Road Barking to Gospel Oak line close at hand. If that's not enough, you can enjoy a leisurely stroll through to Walthamstow Village with its excellent Pubs, Bars, Restaurants and Gods Own Junkyard.

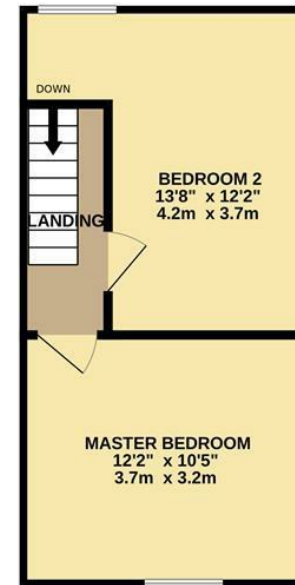




GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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