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**CHURCHILL**  
estates

# Woodside Park Avenue, Walthamstow

Offers In The Region Of  
£850,000

Tenure : Freehold

Floor Area : 1130.21 sq ft

Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	



Welcome to this pleasant semi-detached house with garage and own driveway on Woodside Park Avenue, which is one of few private roads in the sought-after area of Walthamstow. Offered chain free, this property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms, there is ample space for everyone to enjoy.

The property boasts a well maintained bathroom and kitchen, ensuring a pristine living experience. The generously sized rooms exude a sense of openness and freedom, creating a warm and inviting atmosphere. Additionally, the expansive south-facing garden offers a perfect retreat for relaxation and outdoor activities, also coming complete with an outdoor w/c.

One of the standout features of this property is the incredible potential it offers for side and rear extensions (STPP). Imagine the possibilities of creating your dream home with additional space tailored to your needs and preferences.

Conveniently located in close proximity to Wood Street, you'll have easy access to a variety of local amenities including shops, cafes, and restaurants. Additionally, being near Wood Street Overground Station provides excellent transport links, making your commute into London a breeze.

Don't miss out on the opportunity to own this fantastic property in a desirable location with the potential to become your ideal home.

Book a viewing today and start envisioning the endless possibilities this house has to offer.





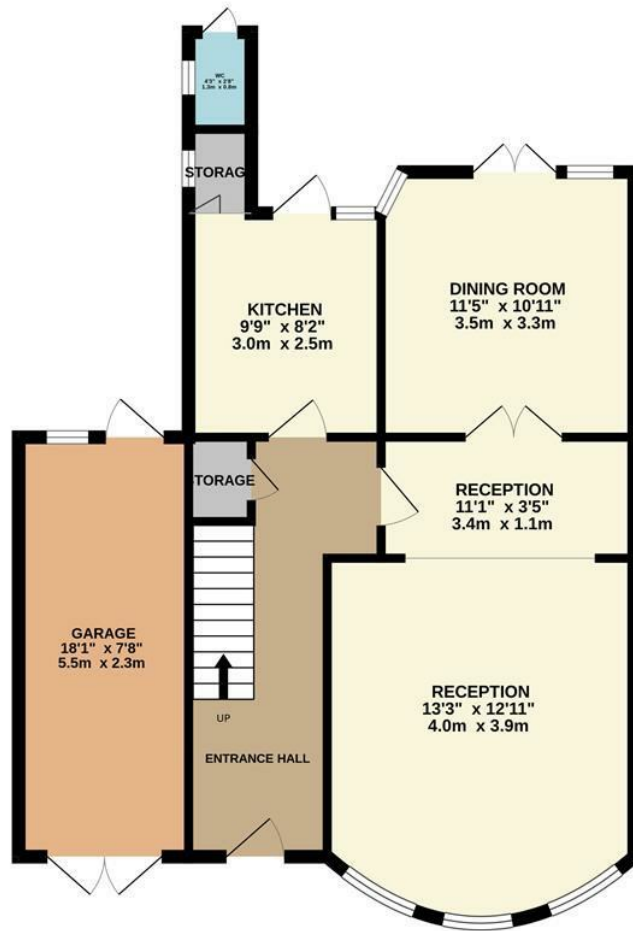


- Chain Free
- Private Road
- Semi-Detached
- Large south facing garden
- Plenty of extension potential (STPP)
- Garage on the side
- Own driveway
- Close proximity to Wood Street Overground Station

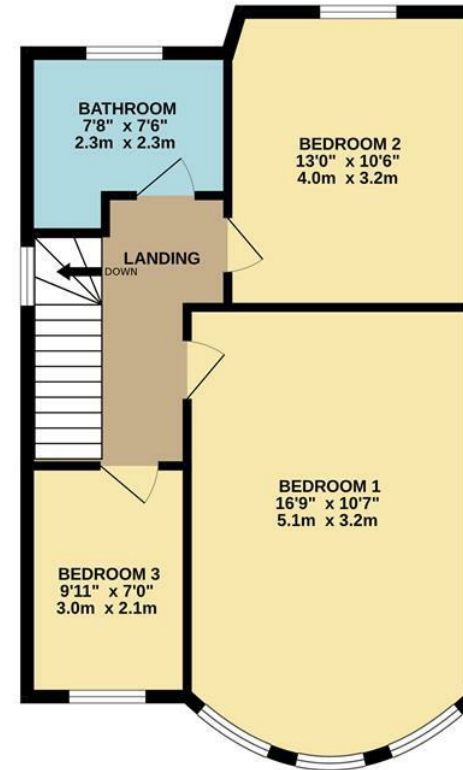




GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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