



P
Permit
holders
only
Mon - Sat
8am - 6:30pm

CHURCHILL
estates



Knebworth Avenue, Walthamstow

Guide Price £450,000

Tenure : Freehold

Floor Area : 926.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 £450,000-£475,000. Offered with NO ONGOING CHAIN is this 1930's built Three Bedroom Double Bayed Family House offering a good size rear garden,

The property offers gas centrally heated living accommodation which is presently arranged over two floors, offering the opportunity to extend to both rear and loft in the future, if so desired. Situated on the Walthamstow/Chingford borders the property is set on a quiet tree lined no through road and would make a great family home.

Having been keenly priced to sell, this property is going to create a lot of interest, not one to be missed, call now on 020 8503 6060 to book your appointment to view.





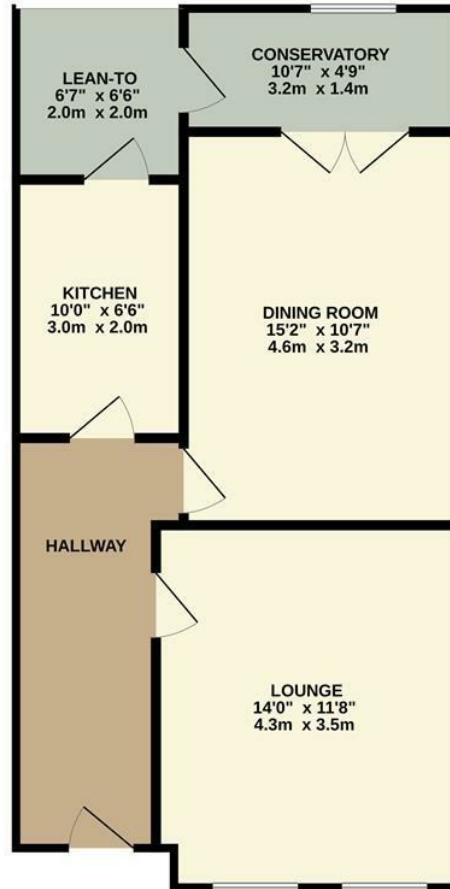


- chain free
- access to transport and local amenities
- potential for off street parking
- character property
- Walthamstow/ Chingford Borders
- opportunity to Extend (stpp)
- no through road

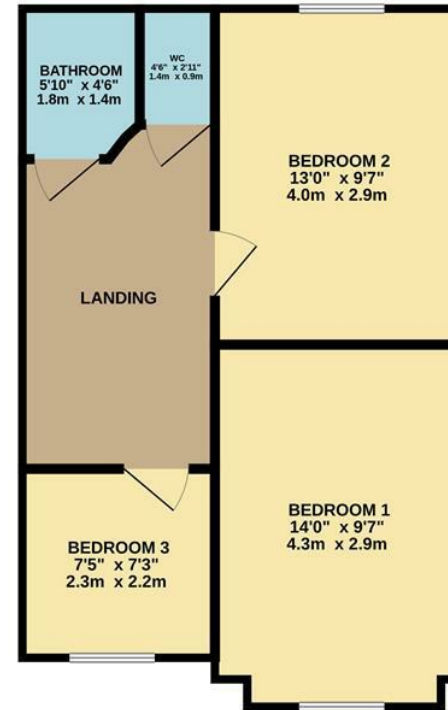




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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