



**CHURCHILL**  
estates





# Chestnut Avenue South, Walthamstow

Offers Over £750,000

Tenure : Freehold

Floor Area : 1402.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





Offers in excess of £750,000

Welcome to Chestnut Avenue South, London - a charming property that offers a fantastic opportunity for those looking for a new home. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is plenty of room for the whole family to enjoy.

Situated in a sought-after location, this property features a first-floor shower room for added convenience. The chain-free status of this house makes it an even more appealing option for those eager to make a quick and hassle-free move. The property is just a stones throw away from Wood Street station and a gentle walk to Walthamstow Village

One of the highlights of this property is the through lounge and an additional reception room, providing ample space for various activities. The potential to extend, subject to planning permission, opens up exciting possibilities for customising this house to suit your needs and preferences.

Don't miss out on the chance to own this wonderful property in London. Contact us today to arrange a viewing and discover the endless possibilities that this house has to offer.

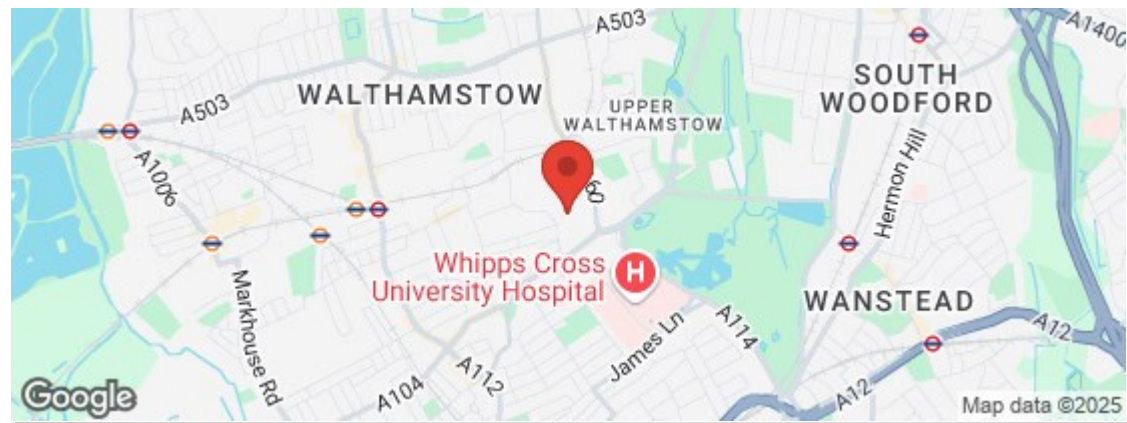








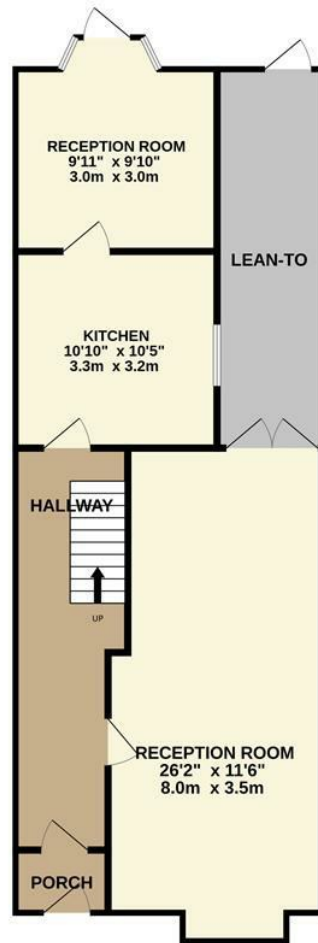
- chain free
- Gentle stroll to Walthamstow Village
- first floor family bathroom
- Easy access to Epping Forest
- second reception
- short walk to Wood street station
- Three double Bedrooms
- Potential for extension (stpp)
- Through lounge



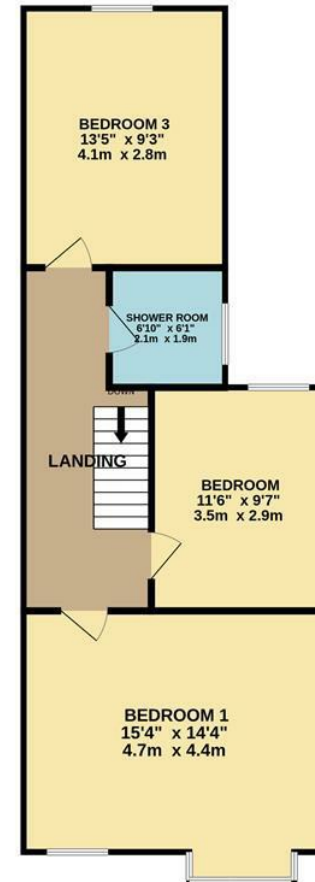




GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.3 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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