



CHURCHILL
estates

Wadham Avenue, Walthamstow

Asking Price £500,000

Tenure: Freehold

Floor Area: 972.00 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		
(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	







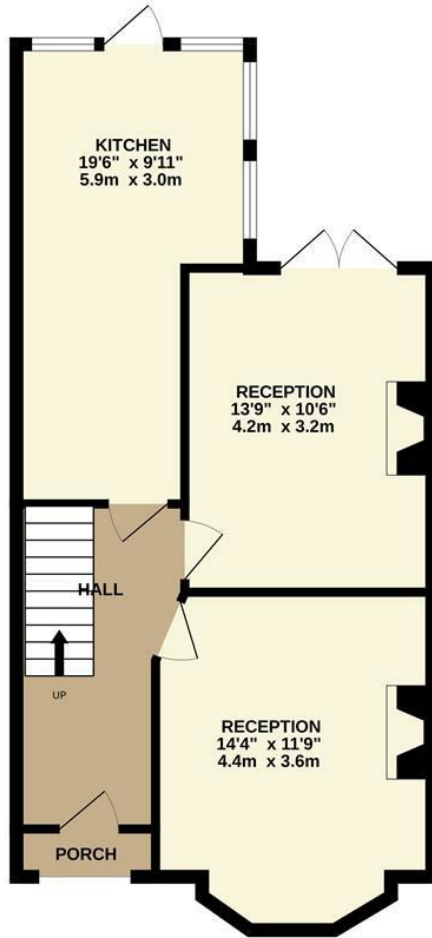
Welcome to this charming property located on Wadham Avenue on the Walthamstow/Highams Park Borders. This Halls Adjoining End of Terrace Home offers 3 bedrooms, bathroom & separate wc to the first floor, whilst to the ground floor there are two reception rooms and an extended kitchen/breakfast room. Externally the property enjoys a generous garden to the rear backing onto playing fields, whilst there is handy off street parking to the front.

Being situated on a quiet tree lined no through road, the property would make an ideal family home and still offers the opportunity to extend further to the rear as well as into the loft (stpp) if so desired.

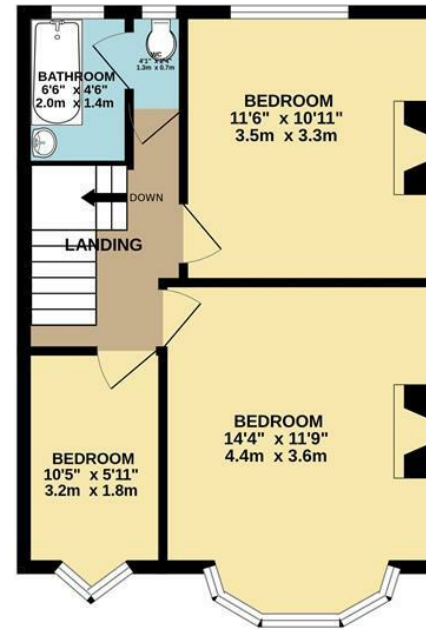




GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**