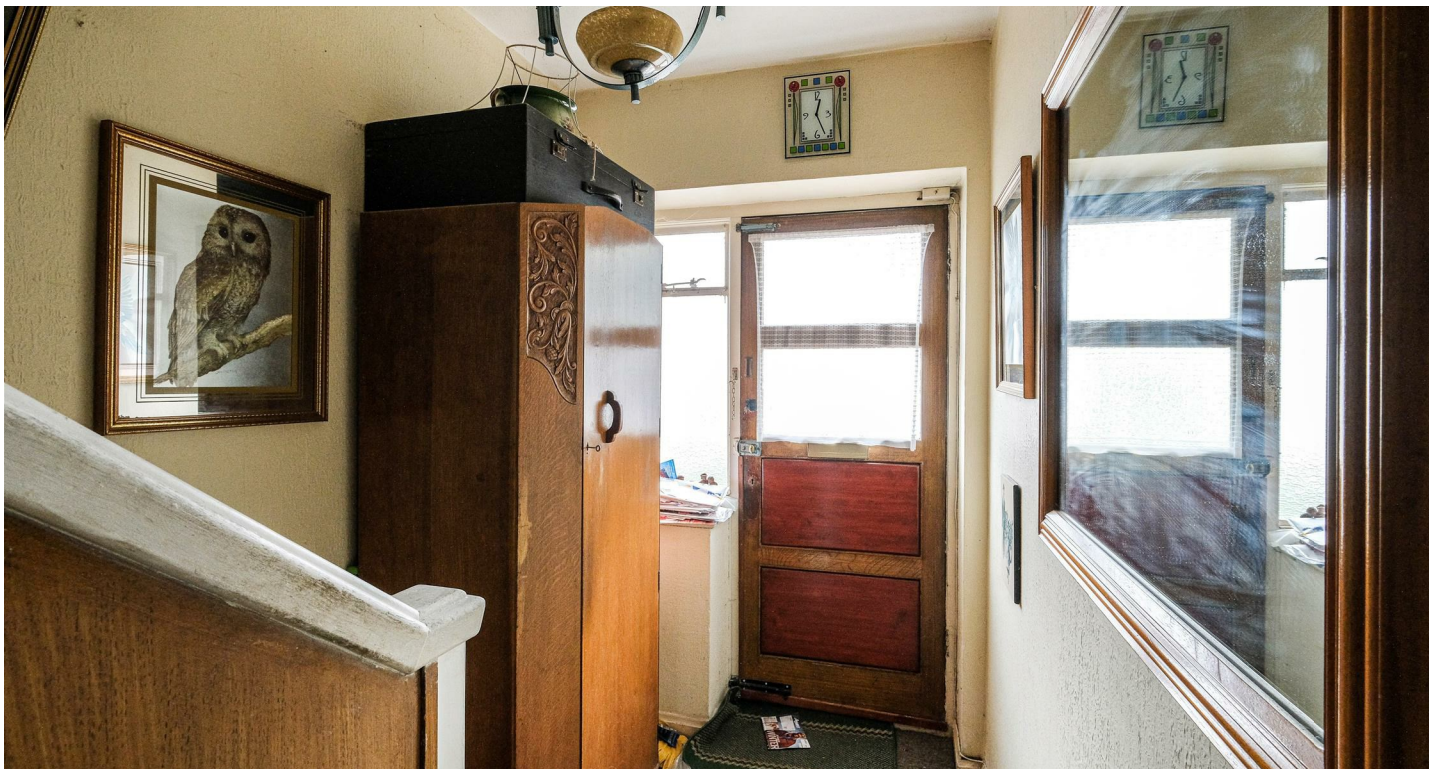




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College Road, Walthamstow

Offers In Excess Of
£600,000

Tenure : Freehold

Floor Area : 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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Situated on the Walthamstow Village Borders and the Bakers arms being just a few minutes walk is this Halls adjoining Three Bedroom Two reception End of Terrace family home which offered on a CHAIN FREE basis. Although requiring some modernisation the property which has never been marketed before (the family have owned it since new) offered many fine original features including two spacious receptions, conservatory, first floor family bathroom and a garage to the rear of the property including a parking space. There is also potential to extend the property to the rear and loft (subject to planning permission).

The property is in an ideal location with easy access to Wood Street Overground station and Walthamstow Central Victoria line station. The ever popular Walthamstow Village being just a few minutes walk, with it's bars, restaurants and independent local shops.





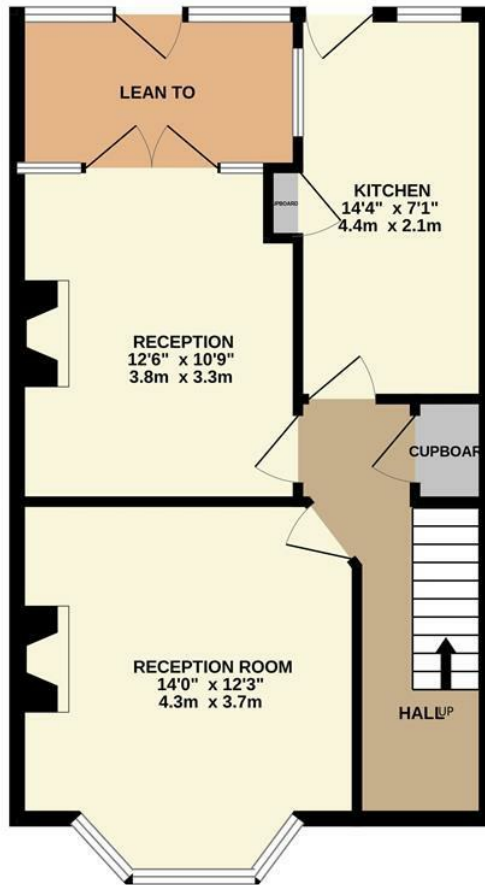


- Chain Free
- off street parking
- first floor family bathroom
- two receptions
- Garage to rear
- Walthamstow Village Borders
- potential to extend (stpp)
- approximate 40ft rear garden

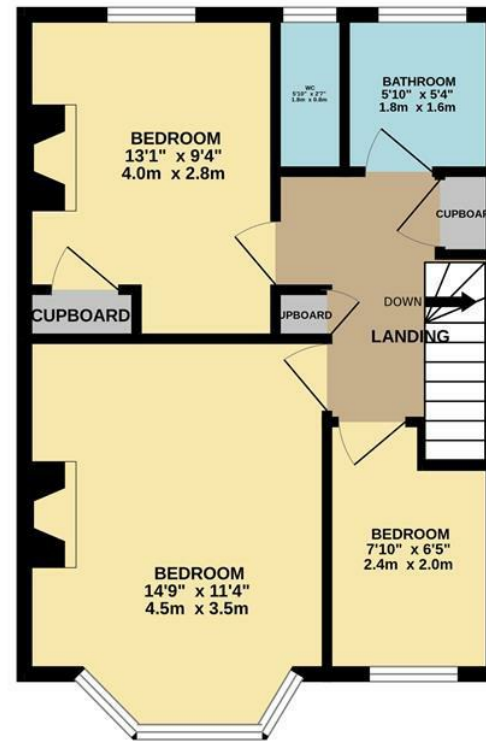




GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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To view call **0208 503 6060**

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