



**CHURCHILL**  
estates

# Acacia Road, Walthamstow

Price Guide £600,000

Tenure : Freehold

Floor Area : 802.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



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



Guide price £600,000-£650,000

Welcome to this charming Victorian two mid-terraced family home located on Acacia Road in the sought-after area of Walthamstow. This delightful property boasts a cosy reception room, two bedrooms perfect for a growing family or guests, and a convenient ground floor family bathroom.

Situated in a prime location, this house offers easy access to St James Street for all your commuting needs and is just a gentle stroll away from the picturesque Walthamstow Wetlands, ideal for nature lovers and outdoor enthusiasts.

One of the standout features of this property is its potential to extend, subject to obtaining the necessary planning permissions. This presents a fantastic opportunity to tailor the space to your liking and add value to your investment.

Don't miss out on the chance to own a piece of Victorian charm in this vibrant neighbourhood. Contact us today to arrange a viewing and envision the possibilities that this lovely home has to offer.







- Two Double Bedrooms
- Victorian terraced
- accessible to Queens road & St James Street Stations
- Ground floor bathroom
- walking distance to the wetlands
- Lea Bridge cycle super highway
- Two reception rooms

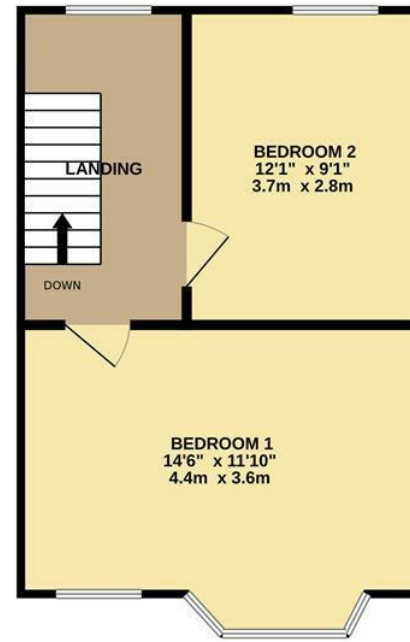




GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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