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Cromwell Road, Walthamstow

Guide Price £925,000

Tenure : Freehold

Floor Area : 1186.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide price £925,000-£975,000. Located on Cromwell Road in the desirable area of Walthamstow Village, is this delightful Older style, brick fronted, family home with accommodation arranged over three floors, the property offers a bright and spacious double reception room, perfect for entertaining guests or simply relaxing with your loved ones, a well appointed kitchen with separate Utility Room and cloakroom/wc, whilst to the upper floors there is 4 bedrooms and a lovely bathroom/wc with 4 piece suite, there is plenty of room for the whole family. Having Gas Central Heating (new boiler installed within last 6 months) sash style double glazing and great décor, this property will make a wonderful home.



Nestled in a vibrant neighbourhood, this house offers the perfect blend of tranquillity and urban living. Enjoy the convenience of local amenities, schools, parks and stations, whilst also being just a short stroll of Orford Road Restaurants, Bars and Eateries., the Vestry House Museum and God's Own Junkyard.



Don't miss the opportunity to make this house your home sweet home in Walthamstow Village. Book a viewing today and discover the endless possibilities this property has to offer.





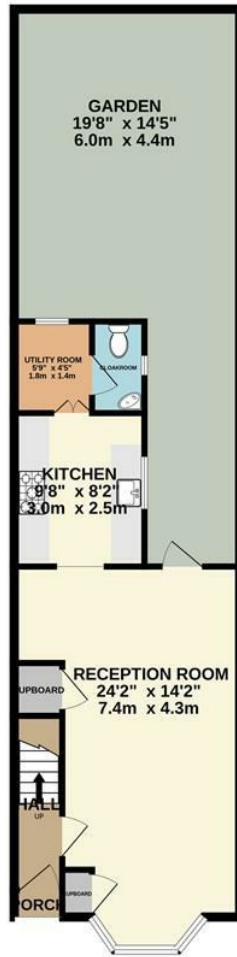


- Walthamstow Village Location
- Four Bedrooms
- Spacious Lounge/Diner
- Utility Room & Cloakroom/wc
- Gas Central Heating (recently installed boiler)
- Lovely Family Home
- Four Piece Bathroom suite
- Fitted Kitchen
- Sash Double Glazing
- Pretty Garden





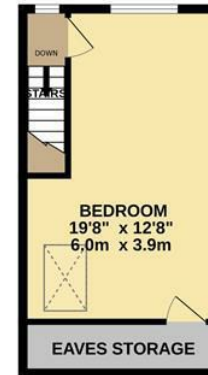
GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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**

