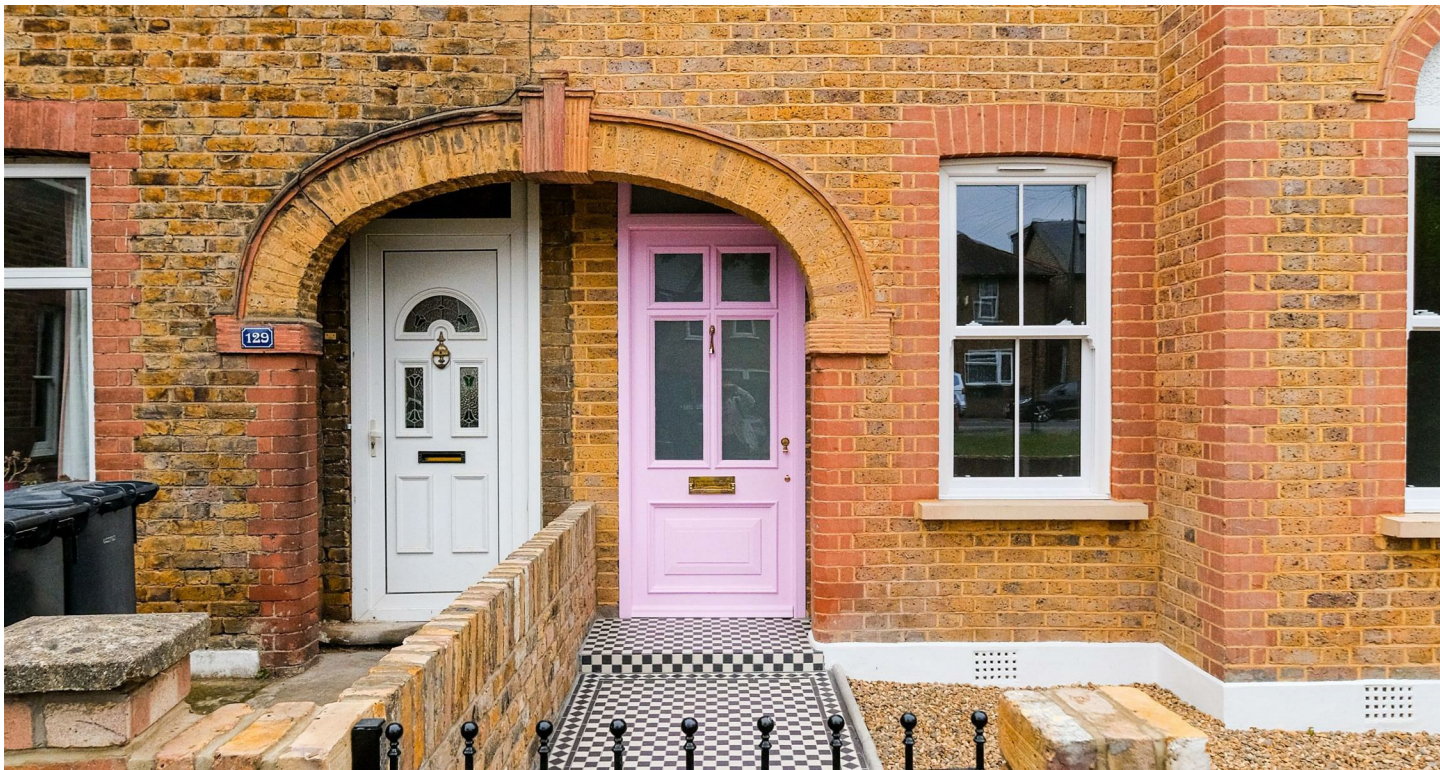




CHURCHILL
estates



Elphinstone Road,
Walthamstow

Guide Price £800,000

Tenure : Freehold

Floor Area : 1222.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : C

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>62</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



This wonderful home is located on Elphinstone Road being just a short stroll of The Winns Primary School & Lloyd Park, making this a great Family location. This newly refurbished home boasts a cosy lounge, ground floor cloakroom/wc and a generous well planned and fitted living/dining/kitchen area having bi-fold doors leading onto the generous 80ft South West facing rear garden, to the upper floors there are three double bedrooms as well as an Office/4th bedroom, in addition there is a family bathroom to the first floor and further en-suite shower room/wc to the top floor and Master bedroom.

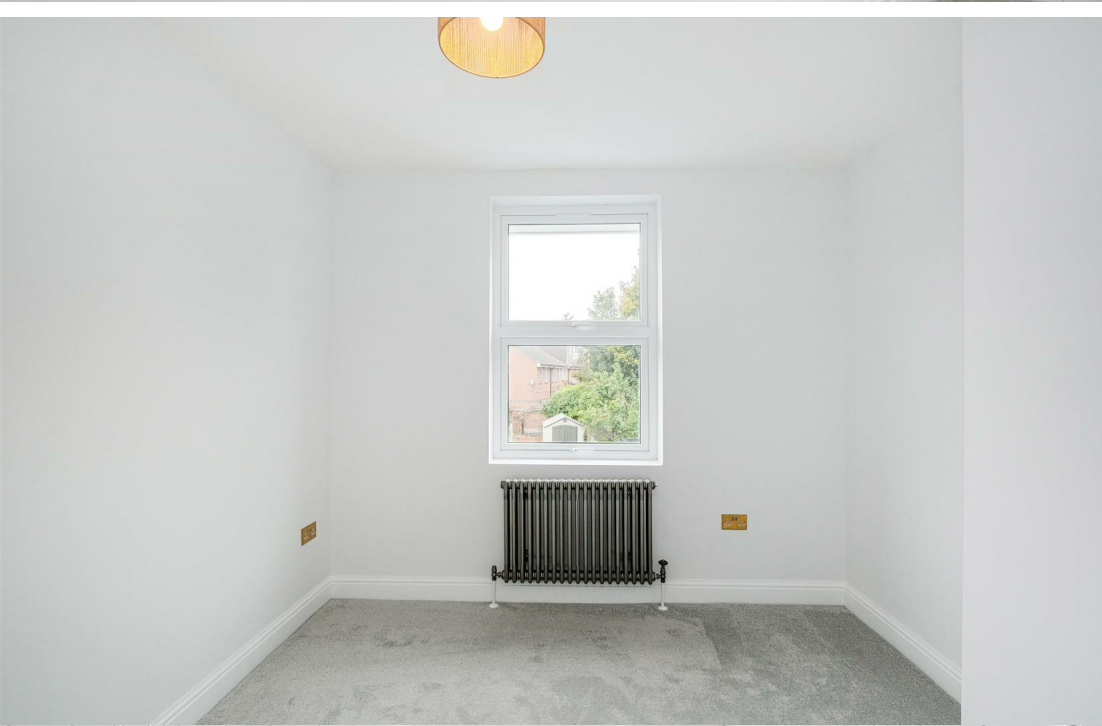
The current vendors have whilst modernising the property, ensured that the original charm & character has not been lost, they have in fact enhanced the property features with a custom made Warner Style Entrance Door, double glazed Sash Windows, black & white quarry style tiled path and front step, as well as restored brickwork to the front façade.

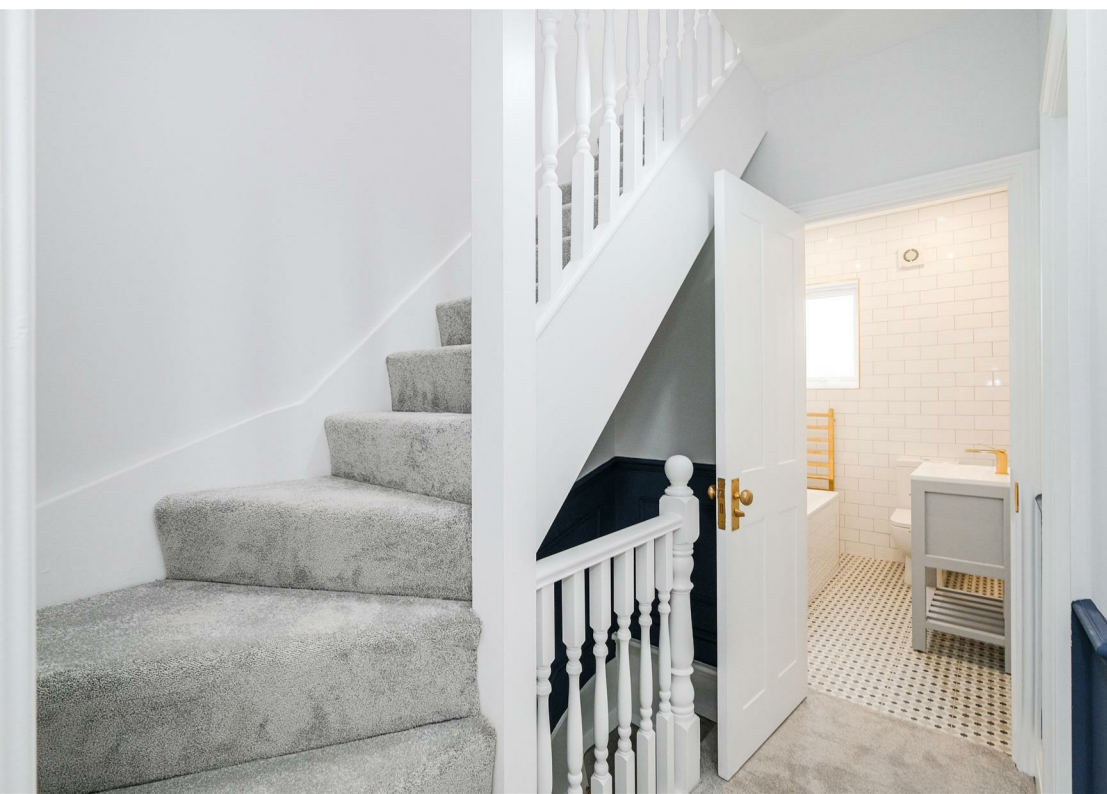
This delightful family home, will be the envy of your friends and family and is ideal for those looking for a blend of traditional charm and modern convenience, with nothing to do but move in your furniture.

Not one to be missed, make this wonderful property your new home!

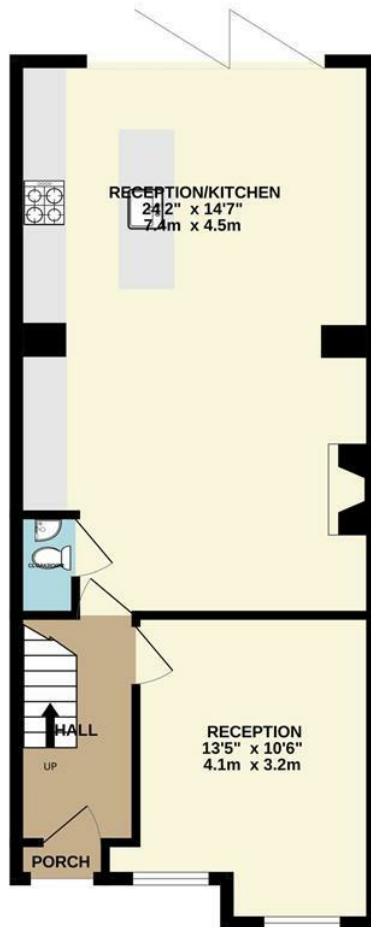




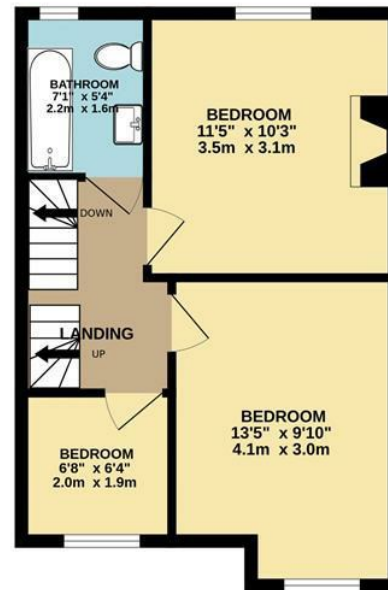




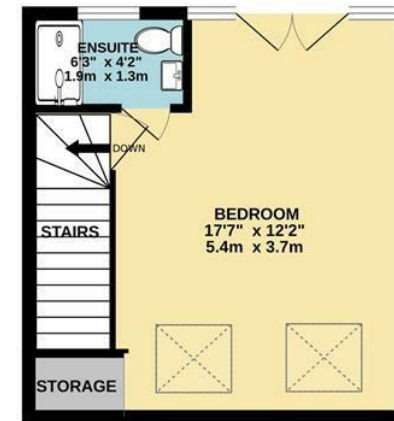
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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