



P Permit
holders only
Mon - Fri
10 am - 4 pm

CHURCHILL
estates



Church Hill Road, Walthamstow

Guide Price £800,000

Tenure : Freehold

Floor Area : 1027.00 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		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £800,000-£850,000

Nestled in the charming Church Hill Road of Walthamstow, this delightful semi-detached Edwardian house is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, south facing rear garden and a classic bathroom, this property exudes character and warmth.

Situated in the sought-after Walthamstow Village conservation area, this home offers a unique blend of history and modern convenience. The property's older age adds to its allure, with halls adjoining the three bedrooms providing a sense of space and tradition. Being chain-free, this residence presents a rare opportunity to own a piece of history that has been lovingly cared for by the same family since 1910. Its convenient location offers easy access to a plethora of stations and amenities, making daily life a breeze for its future owners.

If you are looking for a home with a story to tell, a touch of elegance, and a prime location, this Edwardian semi-detached house on Church Hill Road is the perfect choice for you. Don't miss out on the chance to make this charming property your own slice of history in vibrant Walthamstow.





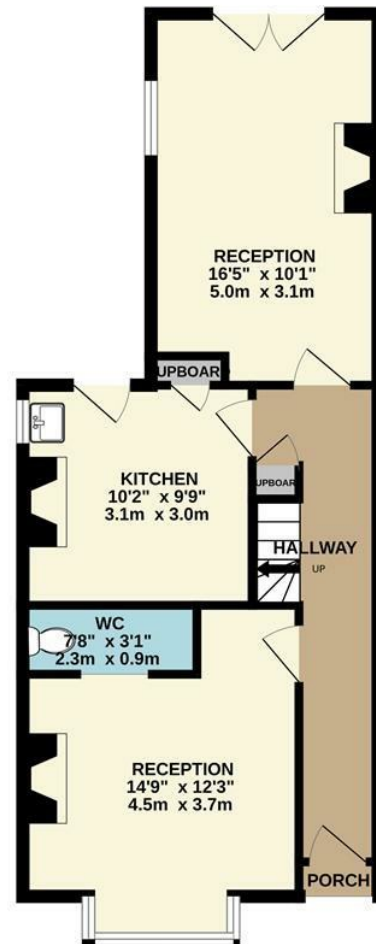


- Chain free
- Village location
- South facing rear garden
- halls adjoining three bedroom Edwardian semi-detached
- short walk to Walthamstow central Victoria line Station





GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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**

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