



CHURCHILL
estates

St. Andrew's Road, Walthamstow

Price Guide £550,000

Tenure: Freehold

Floor Area: 679.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		





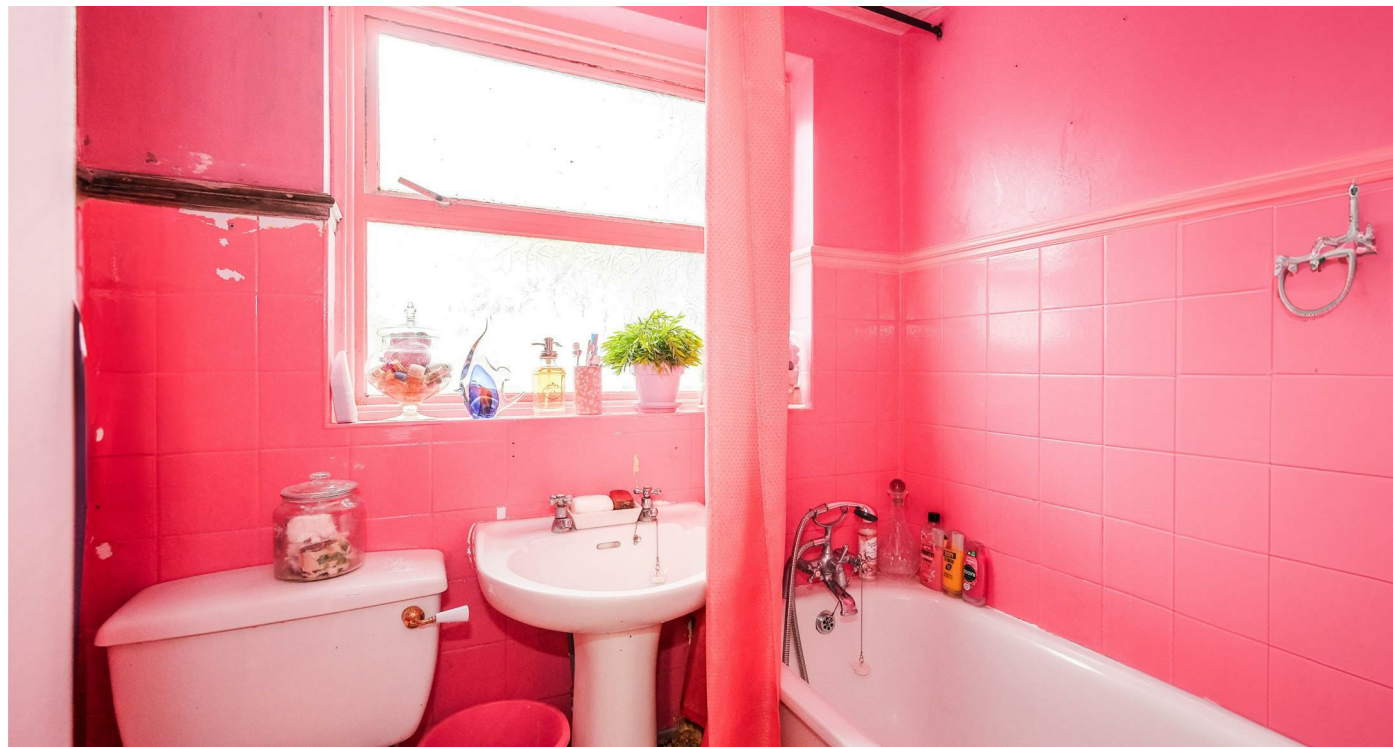


Nestled on the charming St. Andrew's Road in Walthamstow, this unique chain-free Victorian two-bedroom house presents an exceptional opportunity for both first-time buyers and those seeking a delightful rental. The property boasts a classic Victorian façade, exuding character and charm, while offering modern comforts within.

Upon entering, one is greeted by a warm and inviting atmosphere, with spacious living areas that are perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal home for small families or professionals alike.

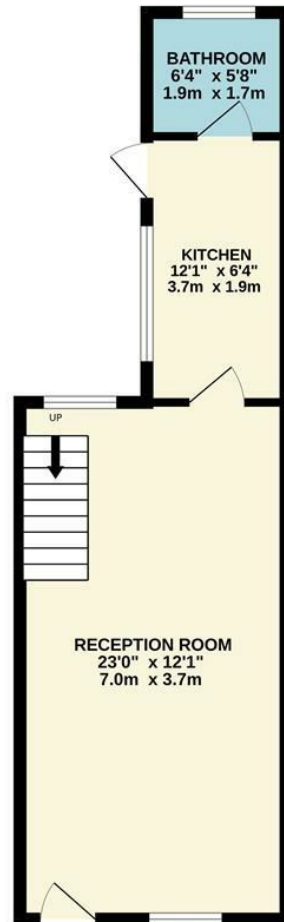
Location is key, and this property does not disappoint. A short stroll will take you to Blackhorse Road tube station, ensuring easy access to central London and beyond. For those who appreciate the great outdoors, the nearby Walthamstow Wetlands offers a stunning natural retreat, perfect for leisurely walks, cycling, or simply enjoying the beauty of nature.

This Victorian gem combines the best of both worlds: a tranquil residential setting with the convenience of urban living. With its unique charm and prime location, this property is a must-see for anyone looking to make Walthamstow their home. Don't miss the chance to explore this delightful house and envision your future in this vibrant community.

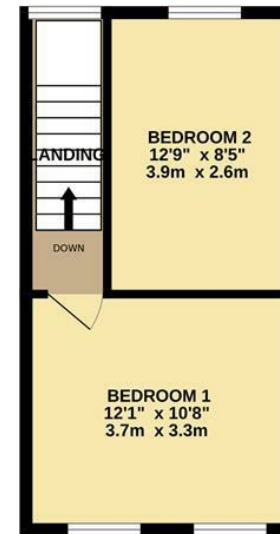




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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**