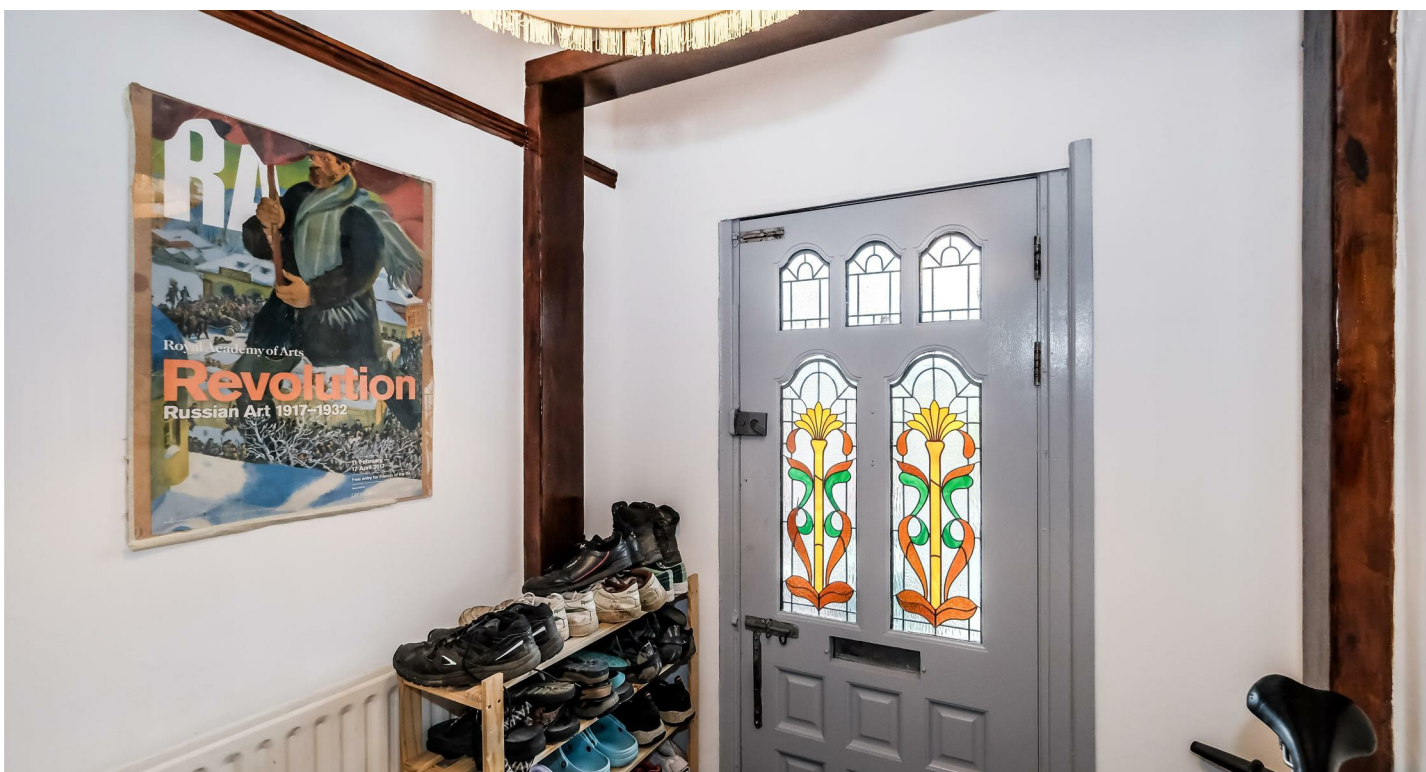




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Aubrey Road, Walthamstow

Guide Price £700,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest


Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide price £700,000-£750,000. Nestled within the vibrant Poets Corner area of Walthamstow, this charming Semi-Detached house on Aubrey Road offers a delightful blend of comfort and convenience.

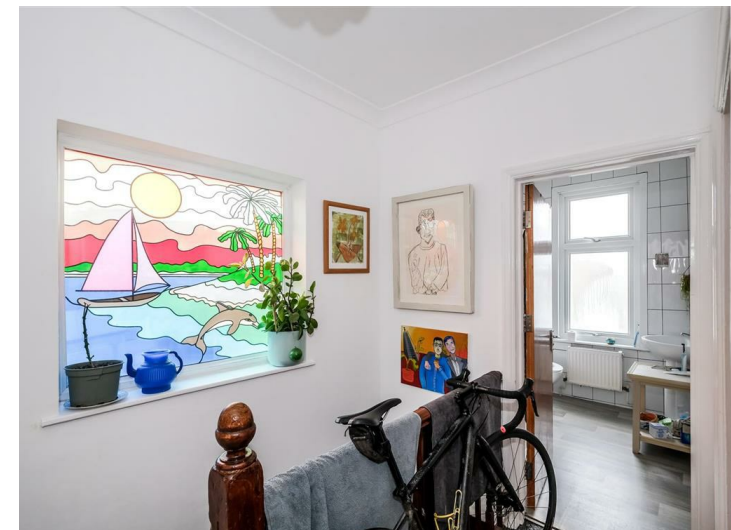
With three bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting reception rooms serve as perfect gathering spaces, providing a warm atmosphere for relaxation and entertaining.

The house features a first floor bathroom, as well as a ground floor cloakroom/wc, ideal for busy families.

The layout of the home is designed to maximise space and light, creating a welcoming environment throughout.

Poets Corner is known for its local community spirit and excellent amenities, including shops, Lloyd park, schools and being within comfortable distance of Walthamstow Central Station, making it a desirable location for both families and professionals.

Being offered on a Chain Free Basis, this property presents a wonderful opportunity for those looking to settle in a thriving neighbourhood while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a new family residence, this house on Aubrey Road is certainly worth considering.

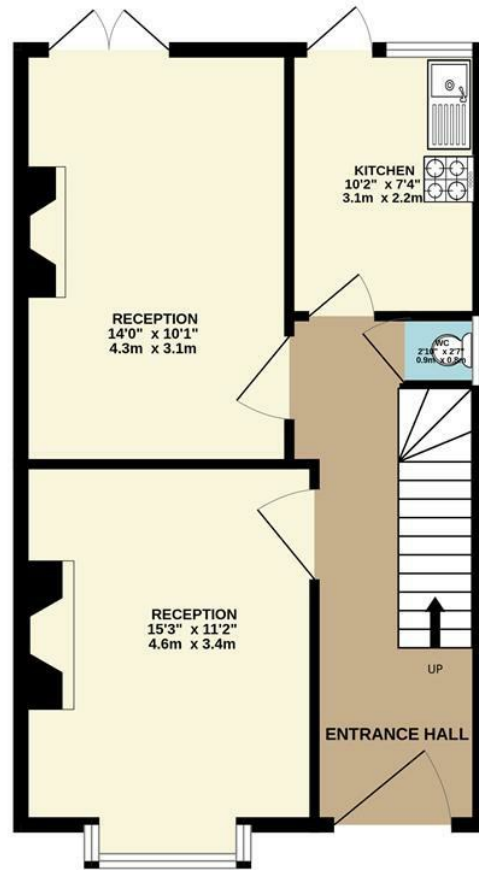




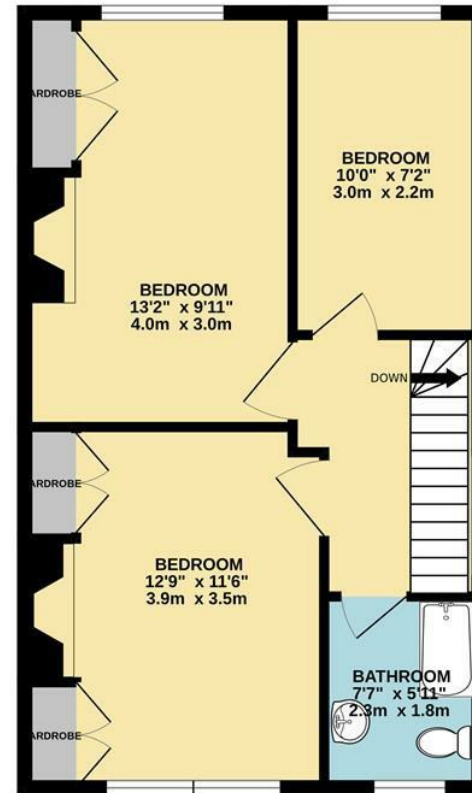




GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



3 BED, SEMI-DETACHED

TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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