



**CHURCHILL**  
estates





Milton Road,  
Walthamstow

Asking Price £660,000

Tenure : Freehold

Floor Area : 856.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Nestled in the highly sought-after Poet's Corner neighbourhood of Walthamstow, this three-bedroom mid-terraced Victorian home offers charm, space, and exciting potential. Boasting a generous south-facing garden, it provides a fantastic opportunity to create something truly special.

Ideally positioned in the heart of Walthamstow, the property is just minutes from the vibrant shops and amenities of Hoe Street, with Walthamstow town centre, the station, and the charming Walthamstow Village all within a ten-minute walk. Transport links are excellent, with Walthamstow Central station just eight minutes away, offering fast connections to King's Cross in 15 minutes, the City in 18, and the West End in about 20 via the Victoria Line or Overground.

Spanning 856 square feet, the home retains its classic Victorian layout, with a bright living room, separate dining room, kitchen, and family bathroom on the ground floor. Upstairs, you'll find three well-proportioned bedrooms. While in need of modernisation, this home presents an exciting opportunity to add your own style and make it your own.

For outdoor space, Lloyd Park is just over a five-minute walk away, offering beautifully landscaped gardens, open grassland, a playground, sports courts, a café, and the renowned William Morris Gallery. Families will also appreciate the proximity to several highly rated primary and secondary schools, many of which have achieved 'outstanding' and 'good' Ofsted ratings.











- Three Bedrooms
- Poets Corner Location
- Mid-Terraced
- Chain Free
- Bay Fronted
- Victorian
- Short Walk to Walthamstow Central Station
- Sought After Street
- South Facing Rear Garden
- Close to Lloyd Park

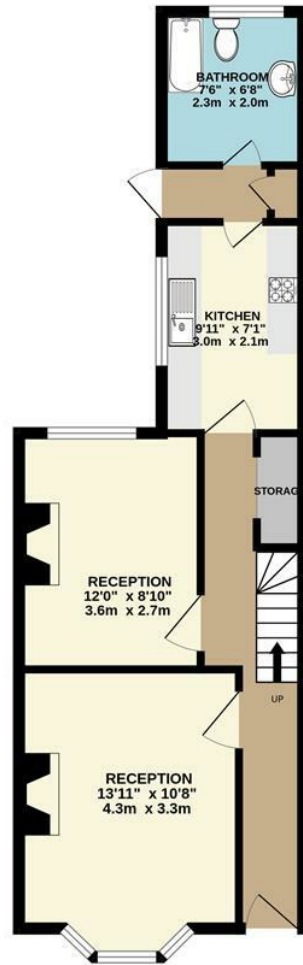




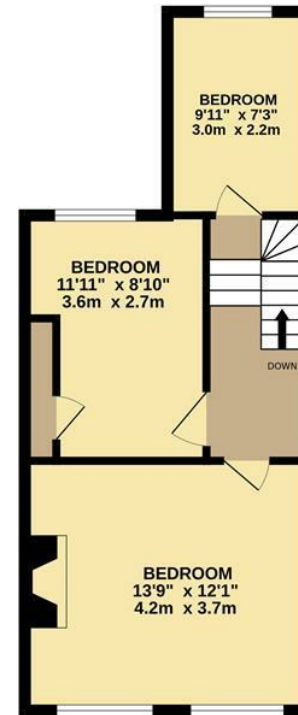




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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