



CHURCHILL
estates



Chingford Road,
Walthamstow

Asking Price £525,000

Tenure : Freehold

Floor Area : 804.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

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	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Nestled in a sought-after location, this two-bedroom mid-terrace home presents an exciting opportunity for those looking to put their own stamp on a property. In need of modernisation, the home offers fantastic potential to create a stylish and contemporary living space.

The ground floor features a bay-fronted reception room, a separate dining room, and a kitchen leading out to a generous south-east-facing garden—perfect for soaking up the morning and early afternoon sun. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom.

Situated close to the green open spaces of Lloyd Park, this home benefits from easy access to local schools, shops, cafés, and restaurants. Walthamstow Village and Walthamstow Central are within walking distance, offering excellent transport links via the Victoria Line and Overground, connecting you to Liverpool Street in just 20 minutes. With Walthamstow High Street and its vibrant market nearby, this property is brimming with potential in a prime location.

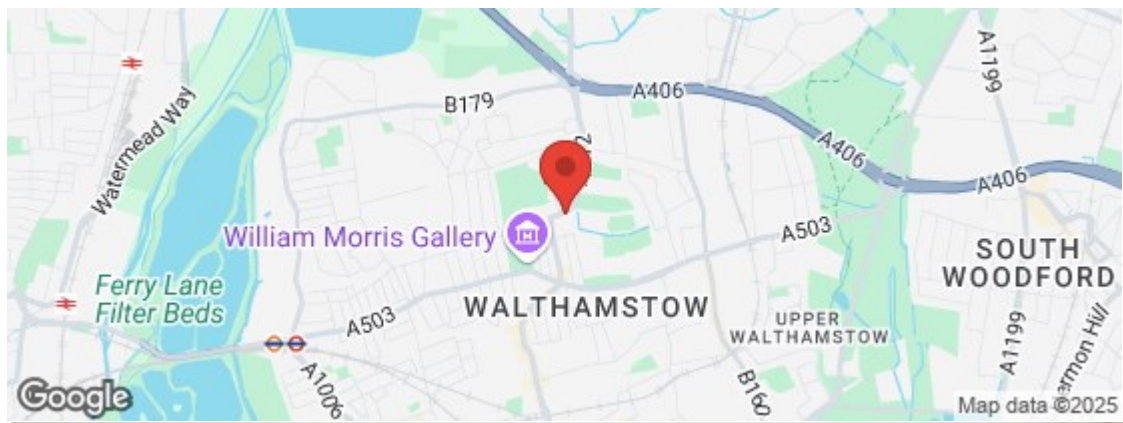
TENURE: Freehold
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: B
EPC RATING: D





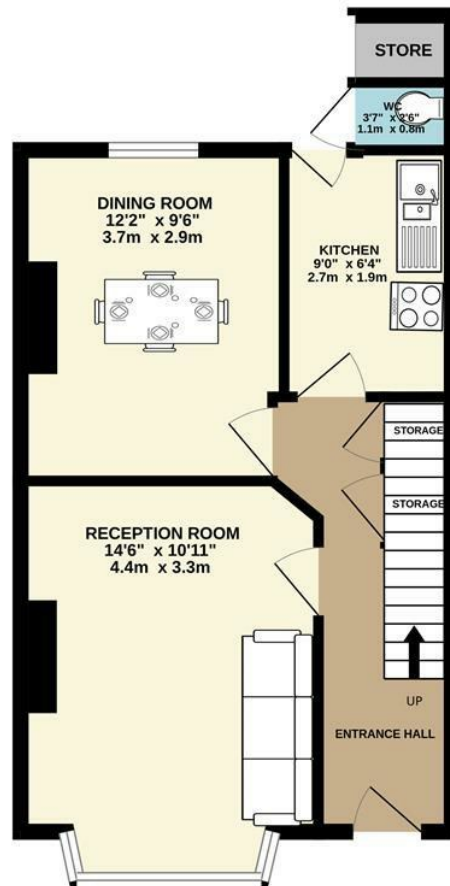


- Two-bedroom mid-terrace home
- Separate dining area
- South-east-facing garden
- Family bathroom
- Easy access to the Victoria Line & Overground for a 20-minute journey to Liverpool Street
- Bay-fronted reception room
- Kitchen with garden access
- Well-proportioned bedrooms
- Sought-after location

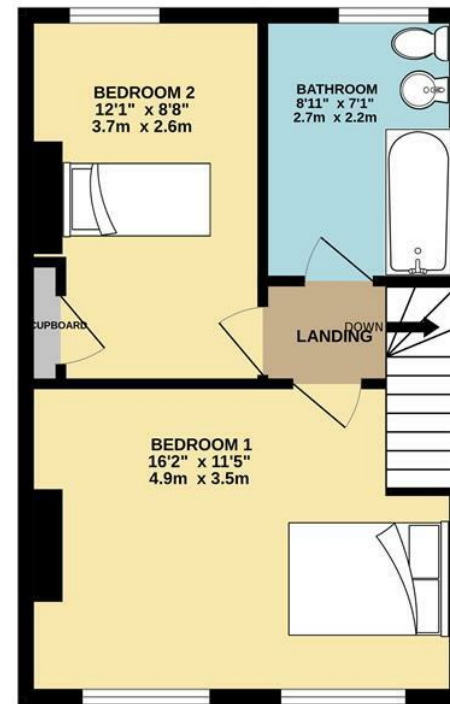




GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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