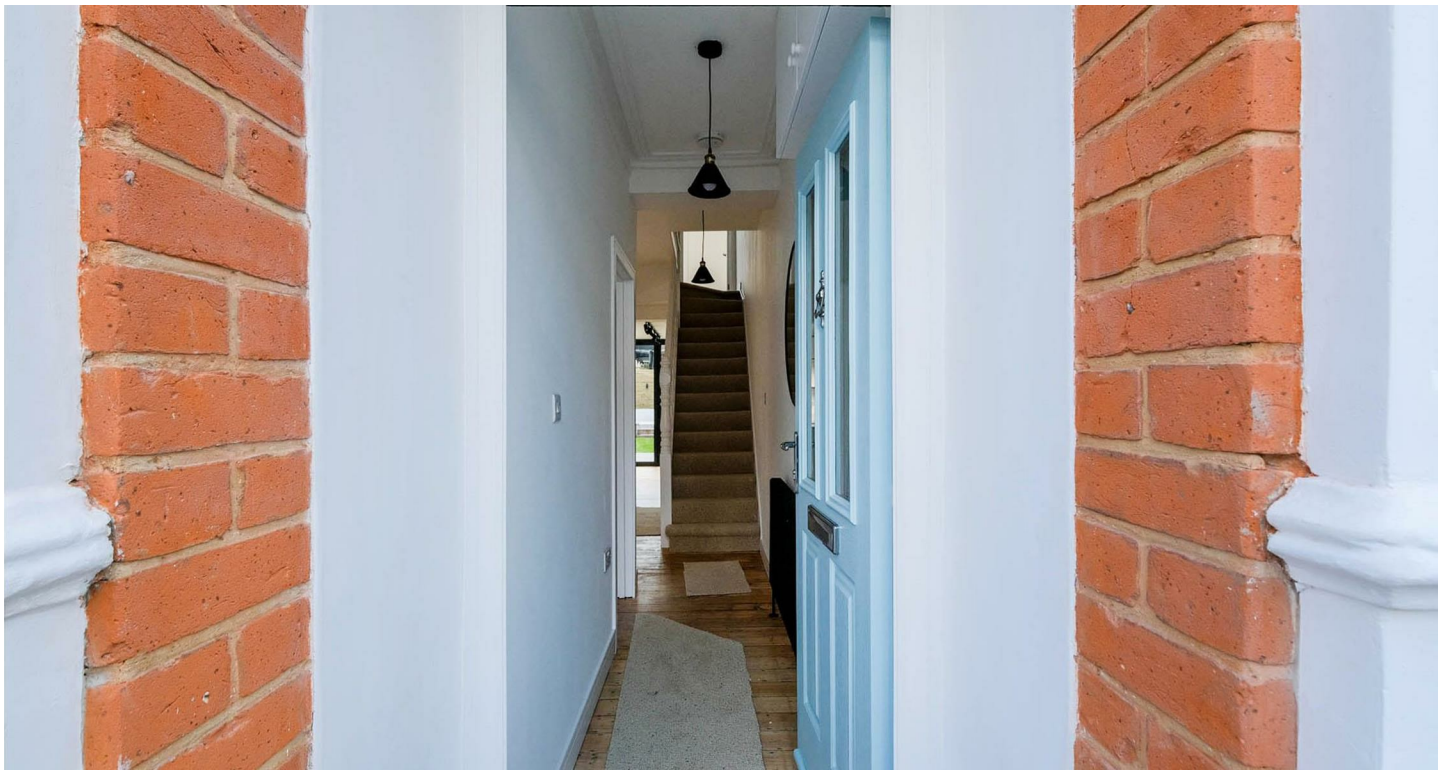




**CHURCHILL**  
estates





Blenheim Road,  
Walthamstow

Price Guide £825,000

Tenure : Freehold

Floor Area : 861.12 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		
(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 Blenheim Road in Walthamstow, this beautifully refurbished Victorian mid-terrace house presents an excellent opportunity for families and professionals alike. Spanning an impressive 861 square feet, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The residence features three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The first-floor family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout attributes of this home is its close proximity to the local station, making commuting a breeze. Additionally, the delightful Walthamstow Wetlands is just a pleasant stroll away, offering a serene escape into nature for leisurely walks or family outings.

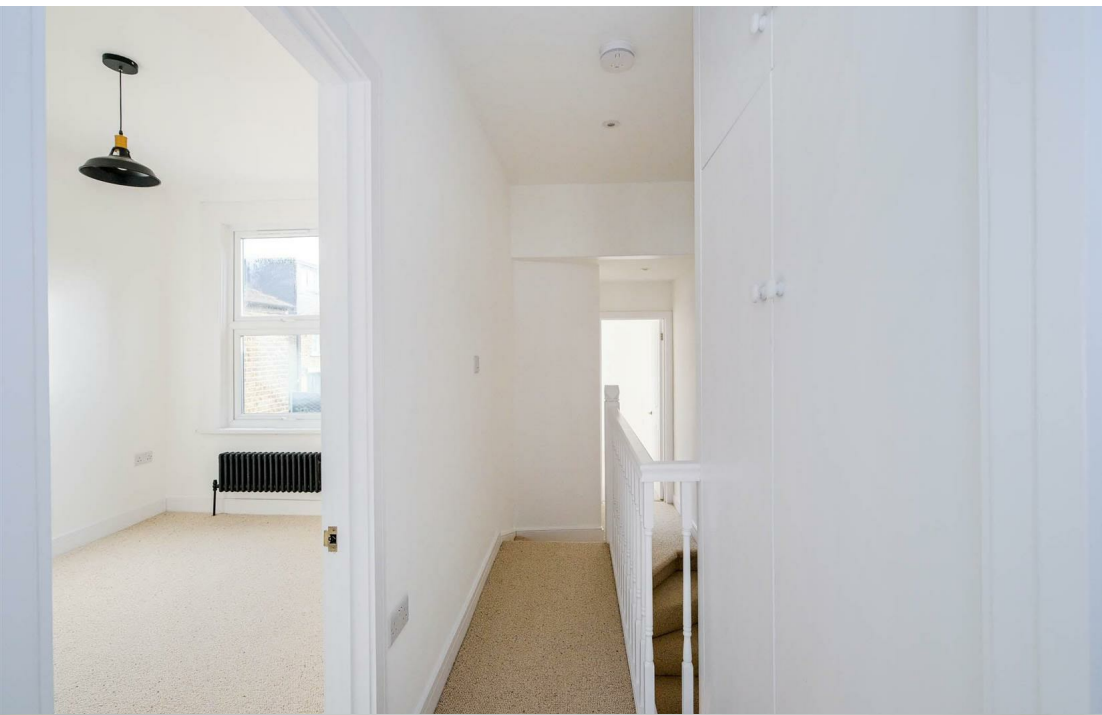
This property also holds significant potential for further development, with opportunities for loft and side return extensions, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences.

Offered on a chain-free basis, this Victorian gem is ready for you to move in and make it your own. With its spacious layout and prime location, this house is a rare find in the vibrant Walthamstow area. Don't miss the chance to secure this wonderful home.



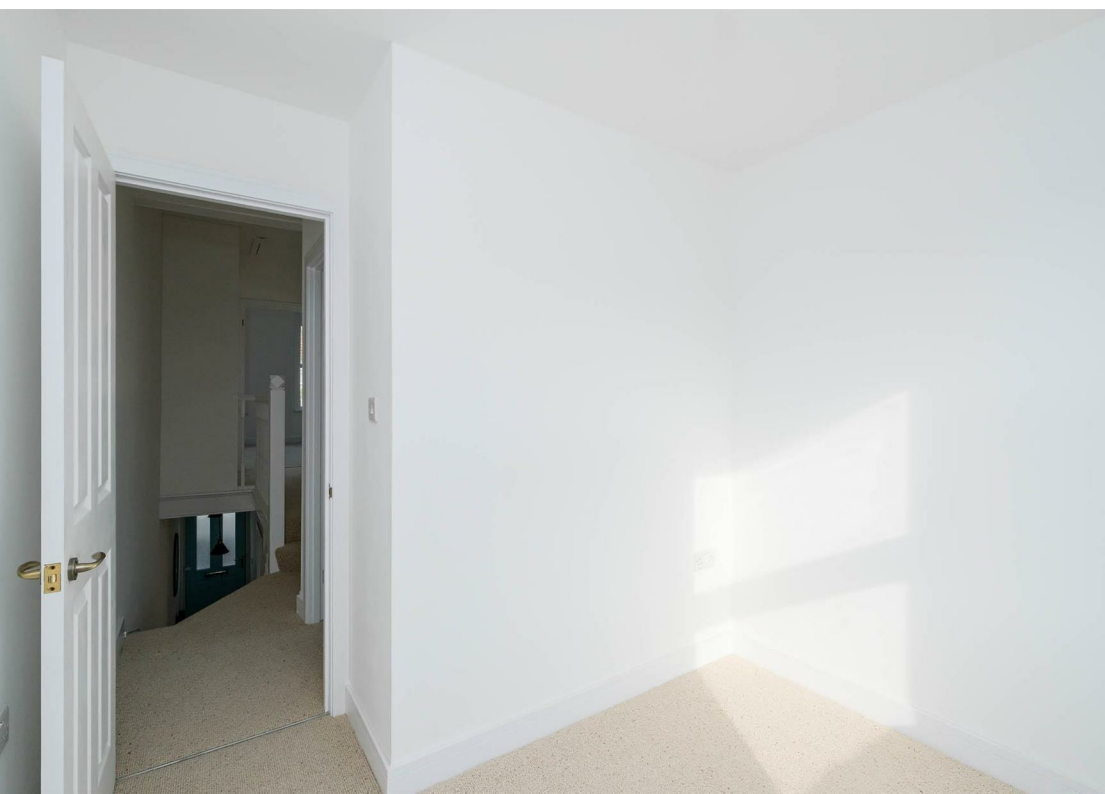




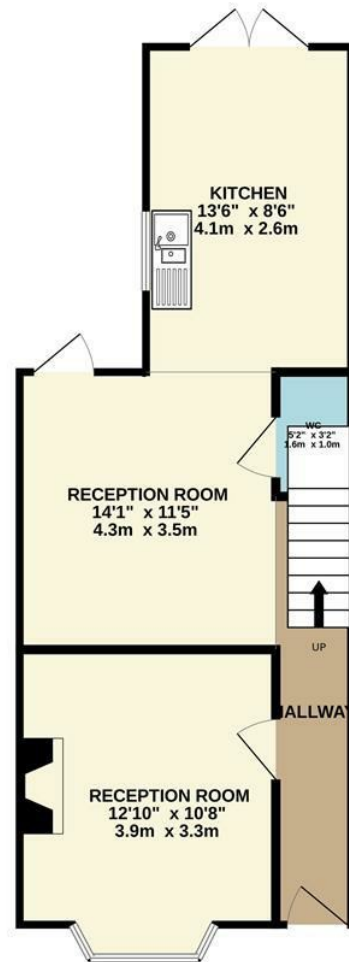


- Chain free
- Close to Stations
- Refurbished
- G/F wc
- Victorian Mid Terrace
- Potential for Extensions (STPP)
- First floor family Bathroom
- Two receptions





GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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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