



P Permit holders only **QB**
Mon - Fri
8 am - 12.30 pm
2.30 - 6.30 pm
Saturday
8 am - 6.30 pm

6

CHURCHILL
estates



Somerset Road,
Walthamstow

Guide Price £800,000

Tenure : Freehold

Floor Area : 904.00 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		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide Price £800,000-£850,000

This beautifully crafted three-bedroom home spans two well-proportioned floors, offering approximately 904 square feet of bright and airy living space. Ideally located just a ten-minute walk from Walthamstow Central, it seamlessly blends Victorian charm with modern comfort.

The striking brick frontage, generous room sizes, and period details showcase the home's timeless appeal.

Step into the welcoming living area, where a bay window floods the space with natural light, and a vintage fireplace serves as a stunning focal point.

At the rear, the sleek and thoughtfully designed kitchen provides both style and functionality, opening out to a low-maintenance garden—perfect for relaxing or entertaining. Also included is an outdoor W/C.

Upstairs, a functional family bathroom. The spacious main bedroom features a character fireplace, while the second double bedroom, also complete with a vintage fireplace, offers a bright and versatile retreat. A third bedroom provides flexibility as a home office or guest room.

Walthamstow Central is just moments away, with direct connections to Liverpool Street and Oxford Circus in under 30 minutes. Nearby Hoe Street offers an array of dining and entertainment options, from live performances at Ye Olde Rose & Crown Theatre Pub to the highly anticipated Soho Theatre Walthamstow. A short stroll leads to the charming Walthamstow Village, home to renowned spots like The Queens Arms and Eat17.

Offered chain-free for a hassle-free move, this exceptional home is also surrounded by eight 'Outstanding' schools within a 20-minute walk, making it an ideal choice for families and professionals alike.





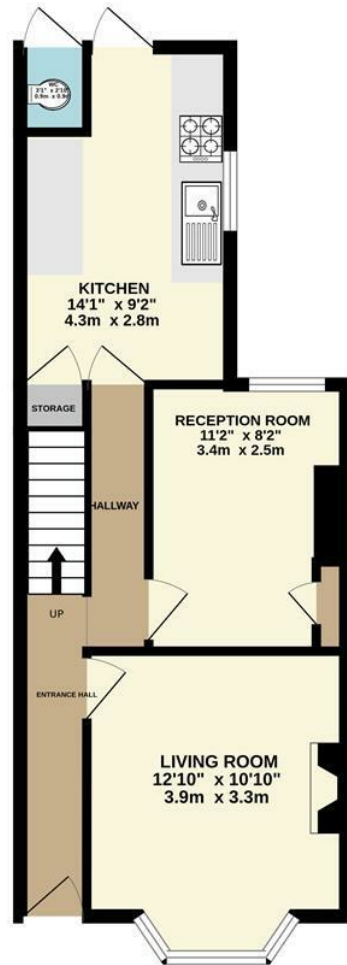


- Three-bedroom Victorian home
- Bright and spacious living area
- Upstairs family bathroom
- Prime location
- A short stroll to Walthamstow Village
- Striking brick frontage
- Surrounded by multiple 'Outstanding' schools
- Spacious bedrooms
- Close to Hoe Street's vibrant dining and entertainment scene
- Chain-free





GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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