



**CHURCHILL**  
estates





# Blackhorse Lane, Walthamstow

Guide Price £675,000

Tenure : Freehold

Floor Area : 1034.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





Guide price £675,000-£700,000 This deceptively spacious Double Bayed older style property has been newly refurbished to an exceptional standard, this charming period home perfectly balances classic character with modern convenience. Step inside to find the two intercommunicating inviting reception rooms with newly restored hardwood floors, offering an ideal space to relax or entertain. To the rear, the brand-new kitchen/diner has been thoughtfully designed with sleek finishes and high-end appliances, creating a stylish and functional hub for cooking and dining, beyond the Kitchen/Diner accessed via sliding patio doors is the 40ft approx. rear garden, together with an external w/c and boiler house, which houses the New Gas Fired Central Heating Boiler.

Upstairs, there is a spacious bay-fronted master bedroom, two further generous sized bedrooms provide versatile living space, ideal for family, guests, or a home office, the newly updated, luxurious family bathroom completes the upper level. The property also benefits from a large loft, where many neighbouring homes have successfully added two extra bedrooms and an additional bathroom—offering fantastic potential (STPP).

Perfectly positioned just half a mile from Blackhorse Road station, this home offers swift connections via the Victoria Line and Overground, making commuting effortless. The surrounding area has undergone an exciting transformation, with the Blackhorse Lane redevelopment bringing a dynamic mix of microbreweries, pop-up street food, and live music along the renowned Beer Mile. For a more traditional setting, The Tavern on the Hill remains a local favourite, celebrated for its legendary Sunday roasts. Families will appreciate the highly sought-after Hillyfield Primary School, which is less than half a mile away, adding to the area’s strong community appeal.

With its stunning refurbishment, excellent extension potential (STPP), and prime location, this chain-free period home perfectly balances style, comfort, and future opportunity.









- Three Spacious Bedrooms
- Newly Fitted Kitchen & Bathroom
- Recently Refurbished
- First Floor Bathroom
- Sought After Location
- Chain Free
- Large Loft with Potential (STPP)
- Close to Blackhorse Road Station
- Two Reception Rooms
- Approx. 40ft Garden

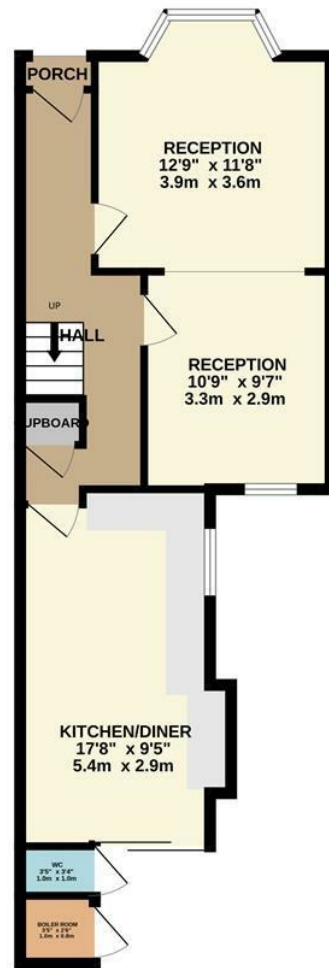








GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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