



CHURCHILL
estates



Hervey Park Road, Walthamstow

Price Guide £675,000

Tenure : Freehold

Floor Area : 694.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

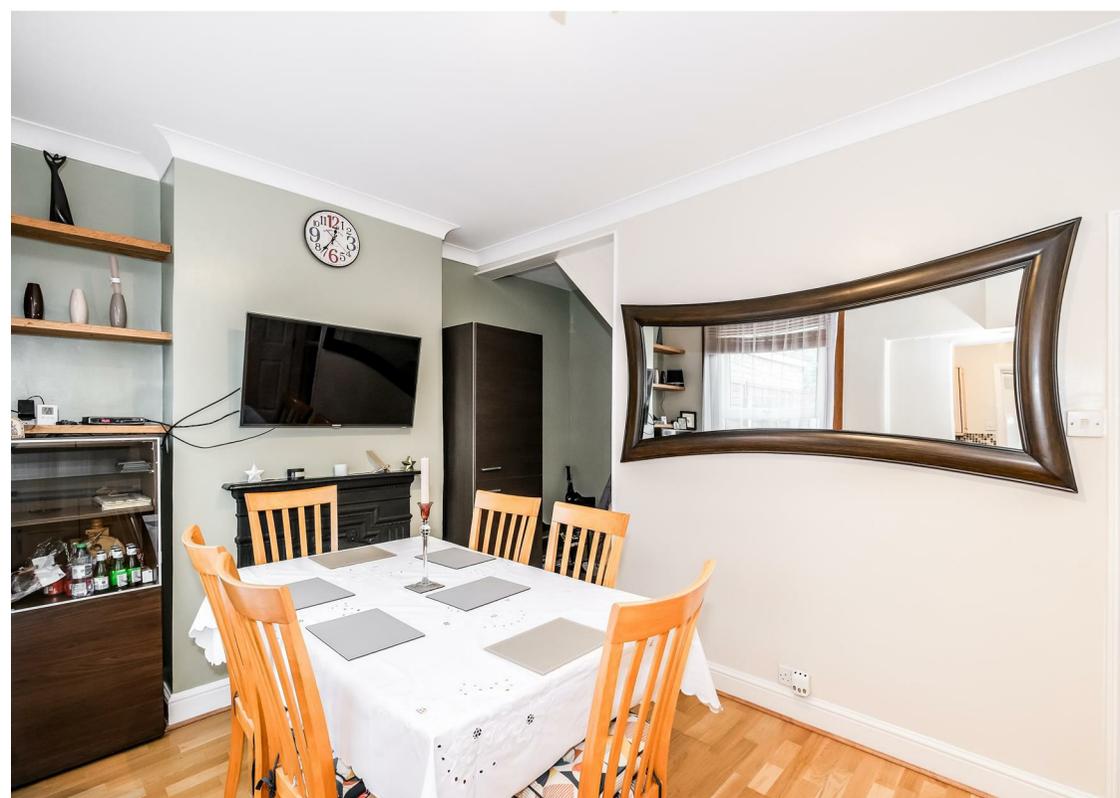
Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GUIDE PRICE £675,000-£700,000

Nestled on the charming Hervey Park Road in Walthamstow, this delightful mid-terrace Victorian house offers a perfect blend of classic elegance and modern comfort. Boasting two generously sized double bedrooms, this family home is ideal for those seeking space and style in a vibrant community.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The ground floor features a well-appointed family bathroom, ensuring convenience for all residents. The property is equipped with gas central heating and double glazing, providing warmth and energy efficiency throughout the year.

One of the standout features of this home is its private rear garden, a tranquil oasis for relaxation or outdoor activities. Additionally, the property is conveniently located within a short walk to Blackhorse Road Victoria line station, making commuting to central London a breeze. For those who enjoy nature, the Walthamstow Wetlands and the bustling market are also within walking distance, offering a variety of leisure and shopping options.

This Victorian terrace home which is offered on a CHAIN FREE BASIS is not just a place to live; it is a lifestyle choice, combining the charm of period features with the practicality of modern living. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is a must-see. Don't miss the opportunity to make this lovely house your new home.





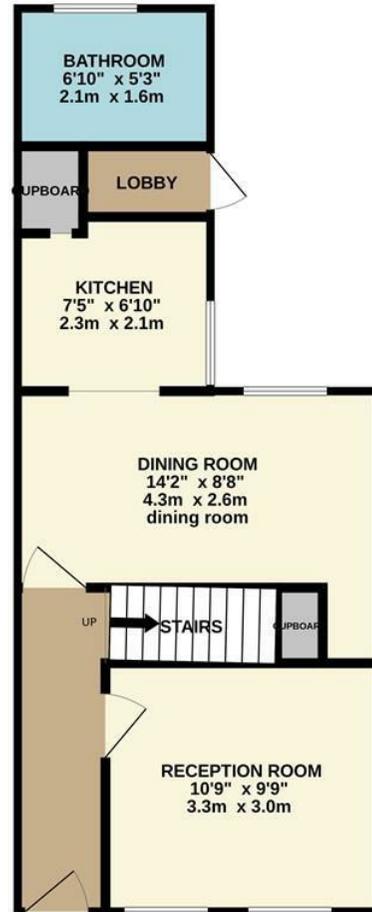


- Two Double Bedrooms
- Short Walk to Blackhorse Station
- Double Glazed
- Ground Floor Family Bathroom
- Chain Free
- Victorian
- Easy Access to the Market and the Wetlands
- Gas Central Heating
- Private Rear Garden

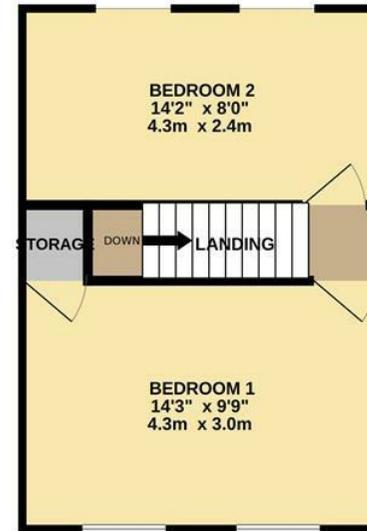




GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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