



Council: Waltham Forest | Council Tax Band: C | Floor Area: 833.00 sq ft

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
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Woodend Road, Walthamstow, E17 4JS  
Asking Price £550,000 Freehold

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**

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Nestled on the charming Woodend Road in Walthamstow, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. Spanning an impressive 833 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining.

The house features two well-proportioned double bedrooms, providing ample space for rest and privacy. A family bathroom is conveniently located on the first floor, ensuring easy access for all. This property is offered on a chain-free basis, allowing for a smooth transition for prospective buyers.

One of the standout features of this home is its potential for remodelling, allowing you to personalise the space to suit your tastes and lifestyle. The location is equally appealing, with easy access to the vibrant Wood Street shops and eateries, where you can enjoy a variety of dining and shopping experiences. Additionally, the property is just a short walk from the beautiful Epping Forest, offering a perfect escape into nature for leisurely strolls or outdoor activities.

This terraced house on Woodend Road is an ideal choice for those looking to invest in a property with both character and potential in a sought-after area. Don't miss the chance to make this charming house your new home.

