



TOTAL FLOOR AREA: 1250 sq ft (114.5 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is given as to the accuracy of the information. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1900.00 sq ft

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	



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.

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Ulverston Road, Upper Walthamstow, E17 4BN
Price Guide £775,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



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



Guide price £775,000 - £825,000. This spacious character house offers a perfect blend of space and comfort, ideal for families or those seeking a generous living environment. Spanning an impressive 1,900 square feet, the property boasts two inviting reception rooms, both having bay windows and cast iron fireplaces, providing ample space for relaxation and entertaining guests, as well as a 50ft+ West facing rear garden with deck.

The house features well-proportioned accommodation arranged over two floors, still enjoying the opportunity for expansion to the rear as well as loft (stpp) if so desired.

Upper Walthamstow is known for its friendly community and excellent local amenities, making it a desirable location for those looking to settle in a vibrant area. With good transport links nearby, residents can easily access the wider attractions of London whether by road or the excellent road links accessing the A406 & M11, while enjoying the tranquillity of suburban living and Epping Forest.

This property presents a wonderful opportunity for anyone seeking a spacious family home in a sought-after location. Don't miss the chance to make this house your new home.

