



CHURCHILL
estates



Roberts Road,
Walthamstow

Price Guide £525,000

Tenure : Freehold

Floor Area : 1085.00 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		
(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 



GUIDE PRICE £525,000-£575,000

Nestled on the charming Roberts Road in Walthamstow, this delightful three-bedroom mid-terraced family home presents an excellent opportunity for both first-time buyers and growing families. Offered on a chain-free basis, this property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The home features three well-proportioned bedrooms, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this property is the good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Situated just a short walk from Kitchener Park, residents can enjoy the beauty of nature and recreational activities right on their doorstep. Additionally, the property offers easy access to the A406 and M11, making commuting a breeze. Local amenities are also within close reach, ensuring that all your daily needs are met with convenience.

This home not only provides a comfortable living space but also offers further potential for growth and extensions, subject to planning permission. This makes it an ideal choice for those looking to invest in a property that can evolve with their needs over time.

In summary, this charming home on Roberts Road is a fantastic opportunity to secure a family residence in a desirable location, combining comfort, convenience, and potential for future development.







- Chain free
- Potential for further growth (stpp)
- short Walk to kitchener Park & gentle stroll to Lloyd Park
- well proportioned house
- ground floor wc
- Two reception rooms
- good sized rear garden
- easy Access to A406/M11
- Conservatory & Garden room





GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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