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Livingstone Road,  
Walthamstow

Guide Price £700,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Waltham Forest

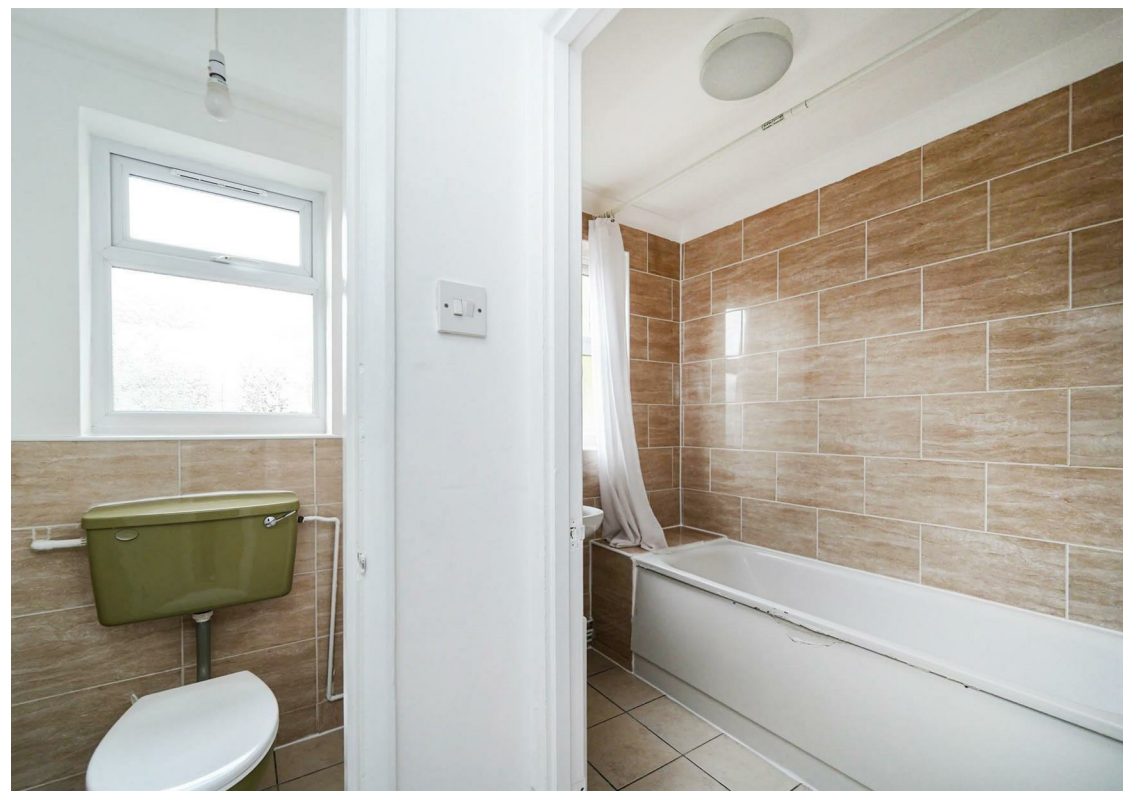
Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(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 £700,000-£725,0000. Offered with NO ONGOING CHAIN this older-style house offers 3/4 Bedrooms and two spacious reception rooms, the inviting atmosphere of the living areas is ideal for family gatherings or quiet evenings at home, in addition to the ground floor there is a good size kitchen with bathroom & wc to the rear of the property. To the first floor, the property offers the four bedrooms (originally three bedroom accommodation) as well as a handy wc. making it an excellent choice for families or those seeking extra space for guests or a home office.

This spacious home still offers the excellent potential to extend out as well as upwards (stpp) if so desired.

Livingstone Road is situated within comfortable access to local amenities, parks, and excellent transport links as well as being a stroll away from Walthamstow Village offering delightful Bars & Eateries. This home is not just a place to live; it also offers a sense of belonging in a lively neighbourhood.

This older-style house is a rare find, combining traditional charm with the practicalities of modern living. Whether you are looking to settle down or invest in a property with potential, this home on Livingstone Road is certainly worth considering.





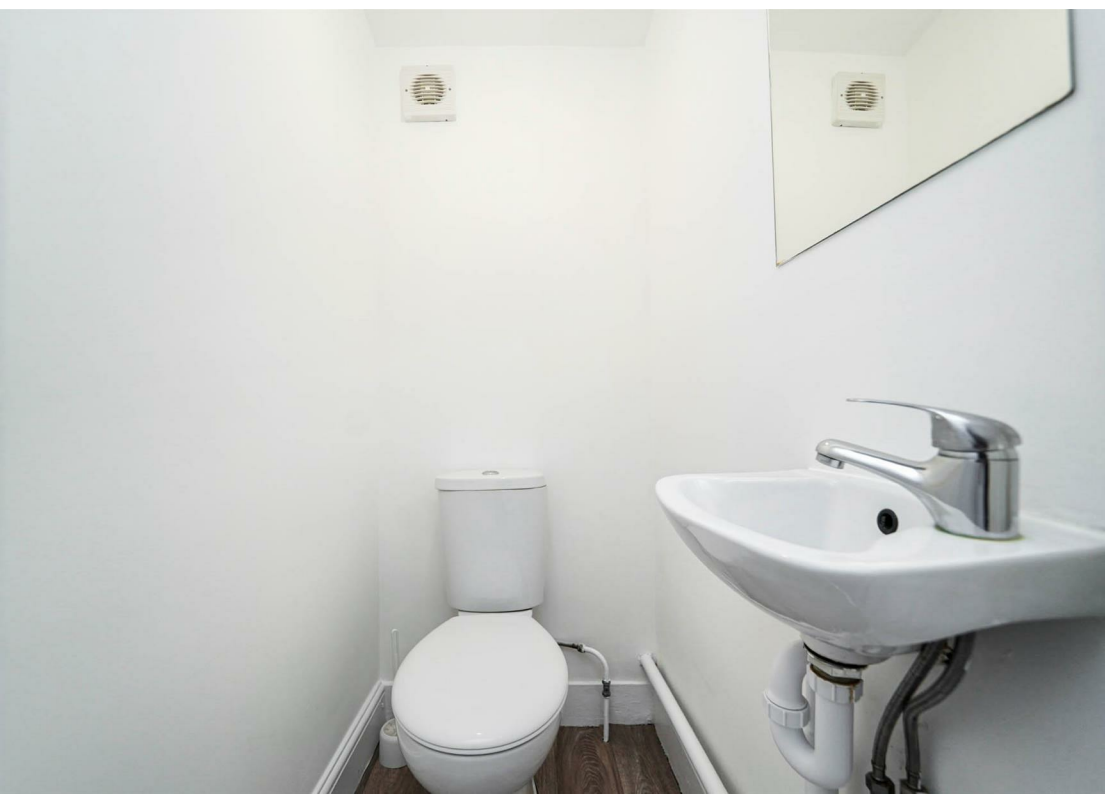




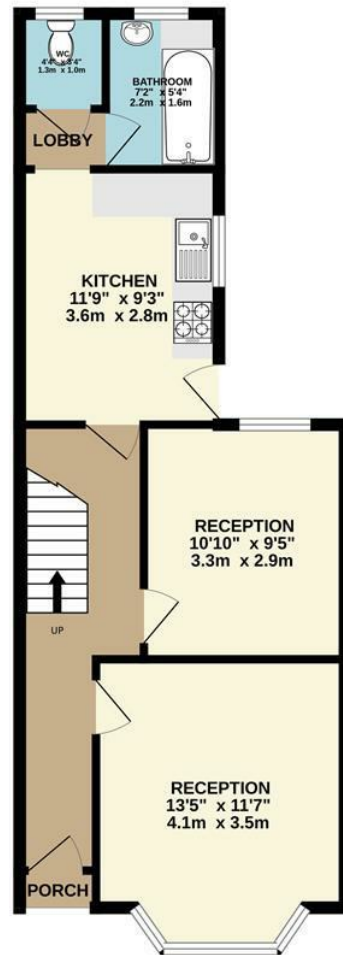


- Three/Four bedrooms
- Two reception rooms
- Ground floor bathroom
- Double glazing
- 40ft Rear Garden
- First floor wc
- Kitchen/diner
- Gas central heating
- Chain Free





GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 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](mailto:walthamstow@churchill-estates.co.uk)

To view call **0208 503 6060**

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