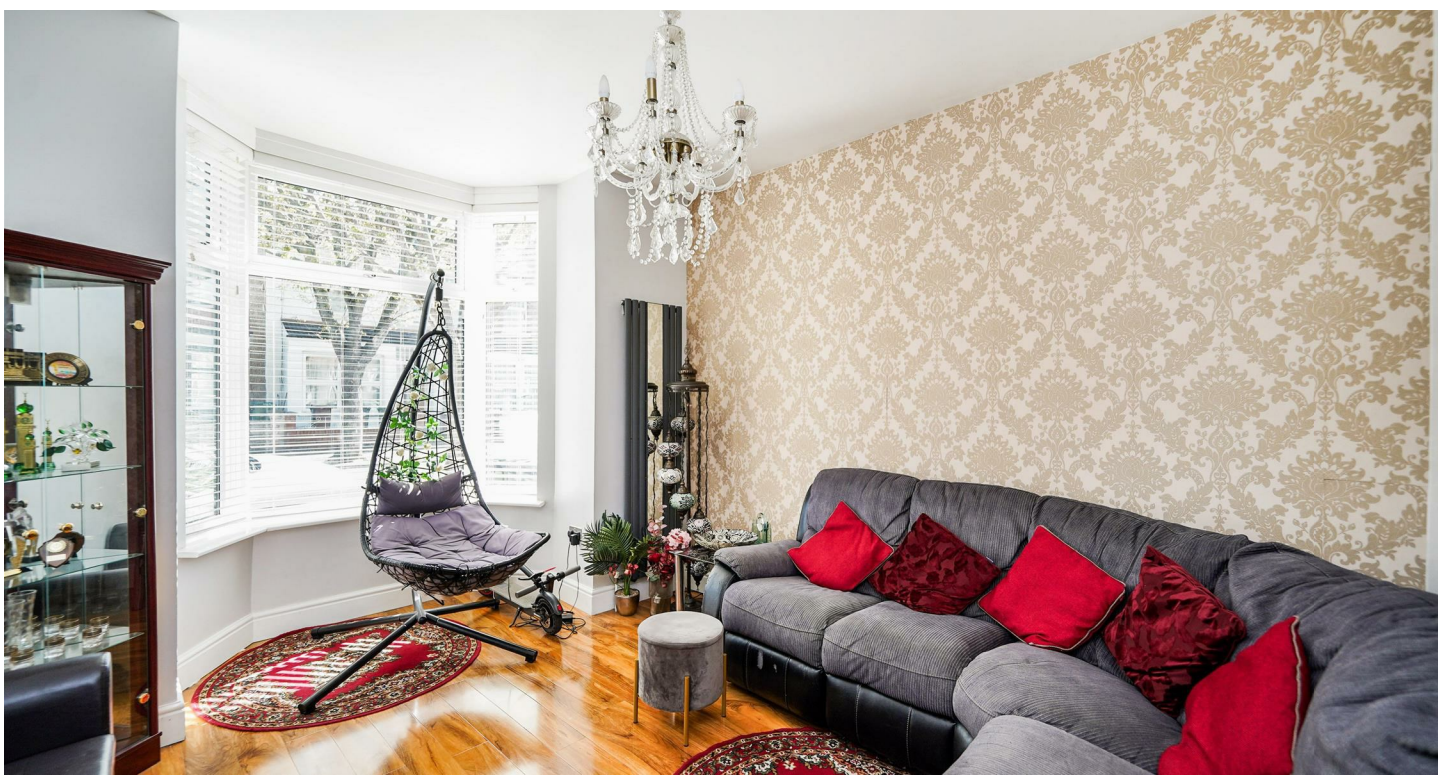




**CHURCHILL**  
estates





Violet Road,  
Walthamstow

Offers In Excess Of  
£750,000

Tenure : Freehold

Floor Area : 1333.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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		
England & Wales		EU Directive 2002/91/EC







This spacious and stylish four-bedroom Victorian terrace spans three floors, blending period charm with bold, eclectic design. Thoughtfully extended on the ground floor, it offers a sleek shower room, a low-maintenance southwest facing rear garden, and over 500 sq ft of versatile living space.

The bay-fronted reception room features rich, dark hardwood flooring, flowing into a stunning open-plan kitchen and living area, bathed in natural light from a skylight and finished with sleek grey cabinetry and chunky worktops. Step outside to your private garden —surrounded by timber fencing and mature greenery.

Upstairs are three vibrant bedrooms and a chic, tiled WC, while the loft conversion hosts a bright principal bedroom with skylights and easy access to a stylish family bathroom.

Located just half a mile from Walthamstow Central for swift City and West End access, and close to Epping Forest and Walthamstow Village. With seven ‘Outstanding’-rated schools nearby, this home offers the perfect balance of lifestyle, location and character.











- Four Bedrooms
- Large Kitchen Diner
- Hardwood Flooring
- 'Outstanding' Schools Nearby
- Proximity to Walthamstow Central Station
- Arranged Over Three Floors
- Shower Room, Family Bathroom & En-Suit WC
- SW Facing Garden
- Easy Walk to Walthamstow Village
- Council Tax Band C





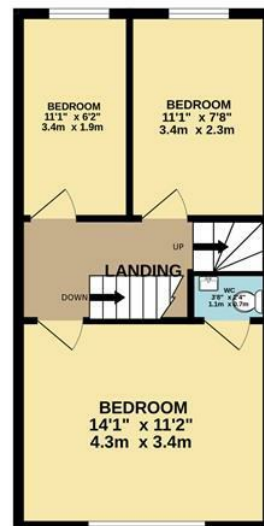




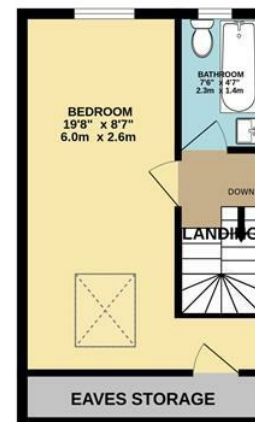
GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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