



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with NetScout 6.0.0.0

Council: waltham forest | Council Tax Band: D | Floor Area: 909.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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Knebworth Avenue, Walthamstow, E17 5AH
Price Guide £525,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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



Guide Price £525,000-£575,000

Situated in the desirable area of Knebworth Avenue, Walthamstow, this charming 1930s terraced house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The first-floor family bathroom is conveniently located, catering to the needs of modern living. The house retains much of its original character while providing a blank canvas for those looking to add their personal touch. With potential for extension and the possibility of creating off-street parking, subject to planning permission, this property is ideal for those seeking to enhance their living space.

Situated on the borders of Walthamstow and Chingford, residents will benefit from a vibrant community atmosphere, with local amenities, parks, and excellent transport links nearby. This home is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this delightful house your new home.

