



76

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Tower Hamlets Road, Walthamstow

Offers In Excess Of
£850,000

Tenure : Freehold

Floor Area : 1499.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 2

Bathrooms : 2

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	



Offers in excess of £875,000
located in the charming area of Tower Hamlets Road, Walthamstow, this deceptively spacious terraced family home offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and two inviting reception rooms, this property is ideal for families seeking ample living space.

The house features a thoughtfully designed loft conversion, providing additional room that can be tailored to your needs, whether as a study, playroom, or guest accommodation. The master bedroom boasts an en-suite bathroom, ensuring privacy and comfort for the homeowners.

Situated near the picturesque Poets Corner, this residence is just a short walk from Walthamstow Victoria station, making commuting to central London a breeze. Additionally, the renowned William Morris Gallery is only a few minutes' stroll away, offering a delightful cultural experience right on your doorstep.

This property is not just a house; it is a home that invites you to create lasting memories in a vibrant community. With its excellent location and spacious layout, it presents a wonderful opportunity for those looking to settle in Walthamstow. Don't miss the chance to make this charming family home your own





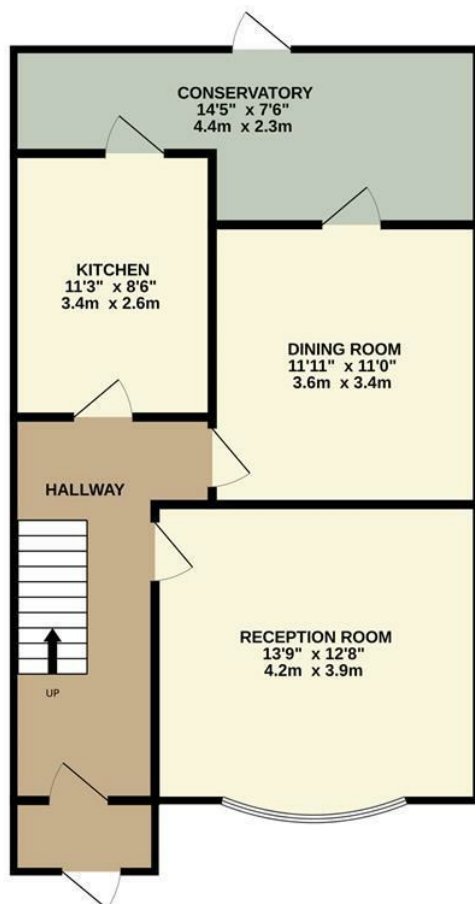


- Poets/Bell Corner location
- Three Bathrooms
- gentle stroll to Lloyd park & the William Morris gallery
- approx rear garden 45ft x 18ft
- Four Double bedrooms
- short walk to Walthamstow Central Victoria & Weaver Line Stations
- two receptions

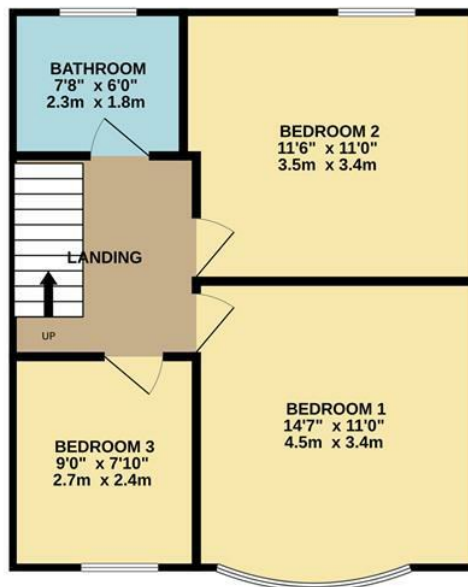




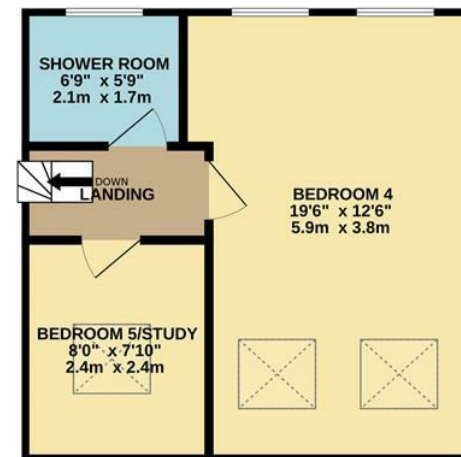
GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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To view call **0208 503 6060**

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