




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 is given as to their operability or efficiency can be given. Made with Floorplan Creator

Council: Waltham Forest | Council Tax Band: C | Floor Area: 1129.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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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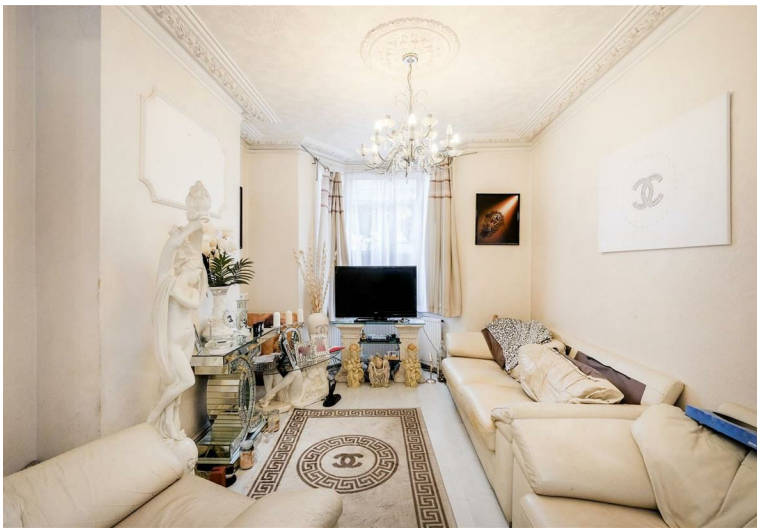
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Ickworth Park Road, Walthamstow, E17 6LN
Offers In Excess Of £700,000 Freehold

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



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



This well presented Two double bedroom (plus loft room) single bayed Victoria mid terraced family home , which is situated in this lovely tree lined turning being close to Lloyd Park, the William Morris Gallery and the extremely popular Lloyd Park Saturday market, whilst also being a gentle stroll to both Walthamstow Central and Blackhorse Road stations, shopping facilities, bars and restaurants.

Additionally there is a through lounge, first floor family bathroom, breakfast room, lean-to and garden. There is also potential to extend to the rear and loft (STPP)

