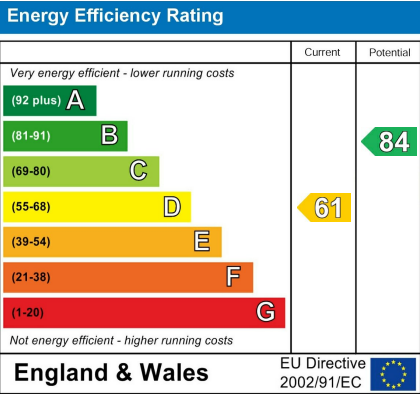


TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all dimensions, rooms and the other items are approximate and are not intended to be used as such by any prospective purchaser. The seller, agents and any other persons are not responsible for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, agents and any other persons shall have no liability and no guarantee as to their accuracy or efficiency can be given. Made with Floorplan 3.0.0.0.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 804.00 sq ft



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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Chingford Road, Walthamstow, E17 4PL
Asking Price £500,000 Freehold

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled in a sought-after location, this two-bedroom mid-terrace home presents an exciting opportunity for those looking to put their own stamp on a property. In need of modernisation, the home offers fantastic potential to create a stylish and contemporary living space.

The ground floor features a bay-fronted reception room, a separate dining room, and a kitchen leading out to a generous south-east-facing garden—perfect for soaking up the morning and early afternoon sun. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom.

Situated close to the green open spaces of Lloyd Park, this home benefits from easy access to local schools, shops, cafés, and restaurants. Walthamstow Village and Walthamstow Central are within walking distance, offering excellent transport links via the Victoria Line and Overground, connecting you to Liverpool Street in just 20 minutes. With Walthamstow High Street and its vibrant market nearby, this property is brimming with potential in a prime location.

