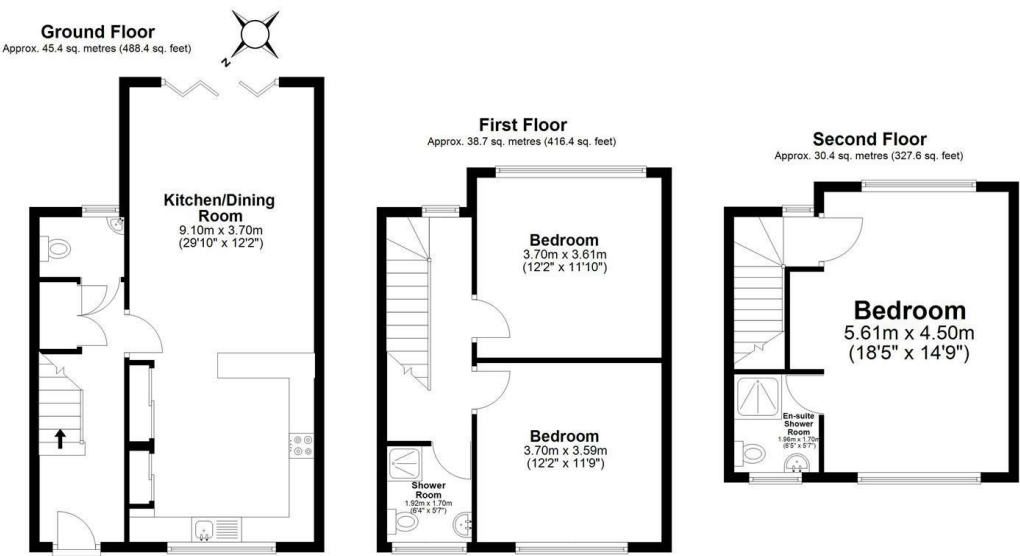




All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Mt Pleasant Road

Council: Waltham Forest | Council Tax Band: New Build | Floor Area: 1100.00 sq ft

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	



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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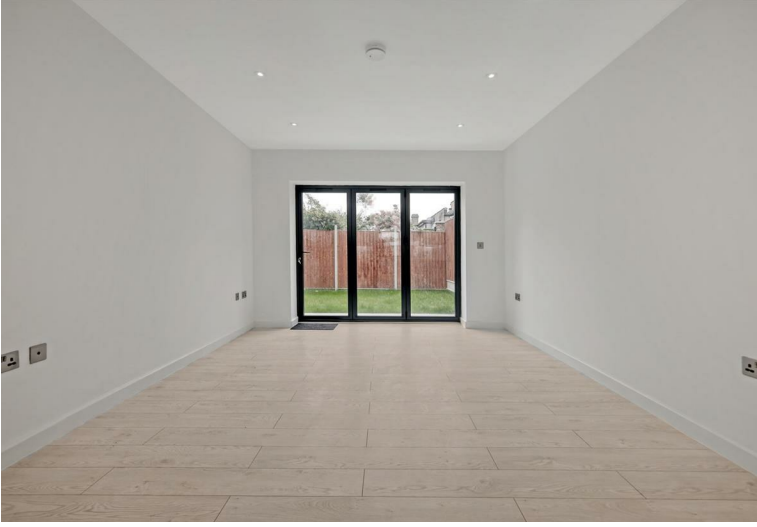
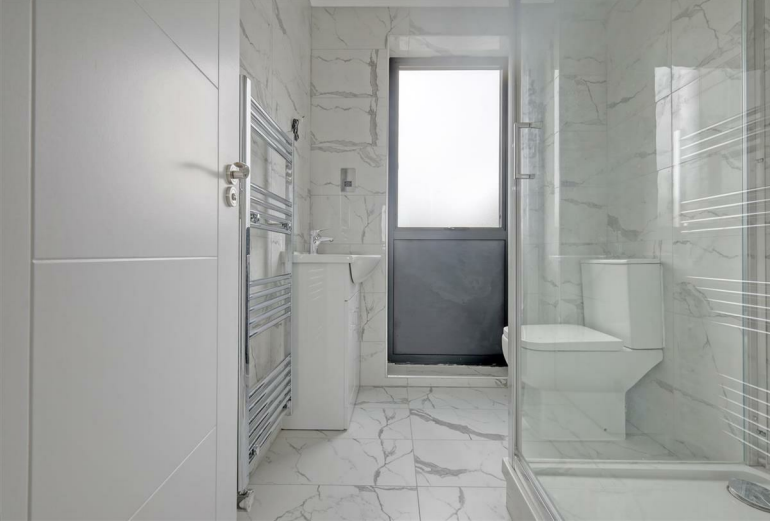
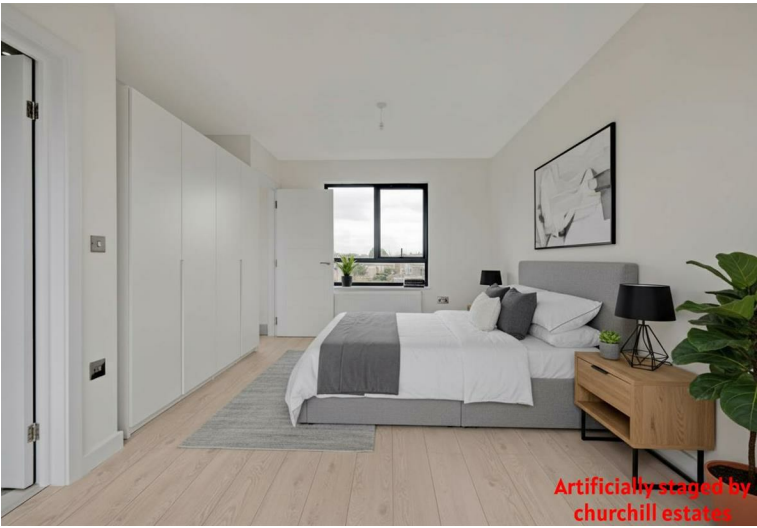
Mount Pleasant Road, Walthamstow, E17 5RS
Offers In Excess Of £775,000 Freehold

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



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



Nestled on Mount Pleasant Road in the vibrant Blackhorse Ladder area of Walthamstow, this stunning three-bedroom detached house is a remarkable new build that offers both comfort and modern living. Spanning an impressive 1,100 square feet, the property boasts spacious through lounge kitchen dining, perfect for entertaining guests or enjoying family time.

The accommodation features three generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower, providing a private sanctuary for relaxation. The additional bathrooms ensure convenience for family and guests alike.

This delightful home is offered on a chain-free basis, making it an ideal choice for those looking to move in without delay. The location is particularly appealing, with easy access to the picturesque Walthamstow Wetlands, a perfect spot for nature lovers and outdoor enthusiasts. Additionally, the nearby Penny Social and various other amenities cater to all your daily needs.

For commuters, the property is within walking distance of Blackhorse Road Victoria Line Station, ensuring swift connections to central London and beyond. This home presents an excellent opportunity for families and professionals alike, combining modern living with a prime location. Don't miss the chance to make this beautiful house your new home.

