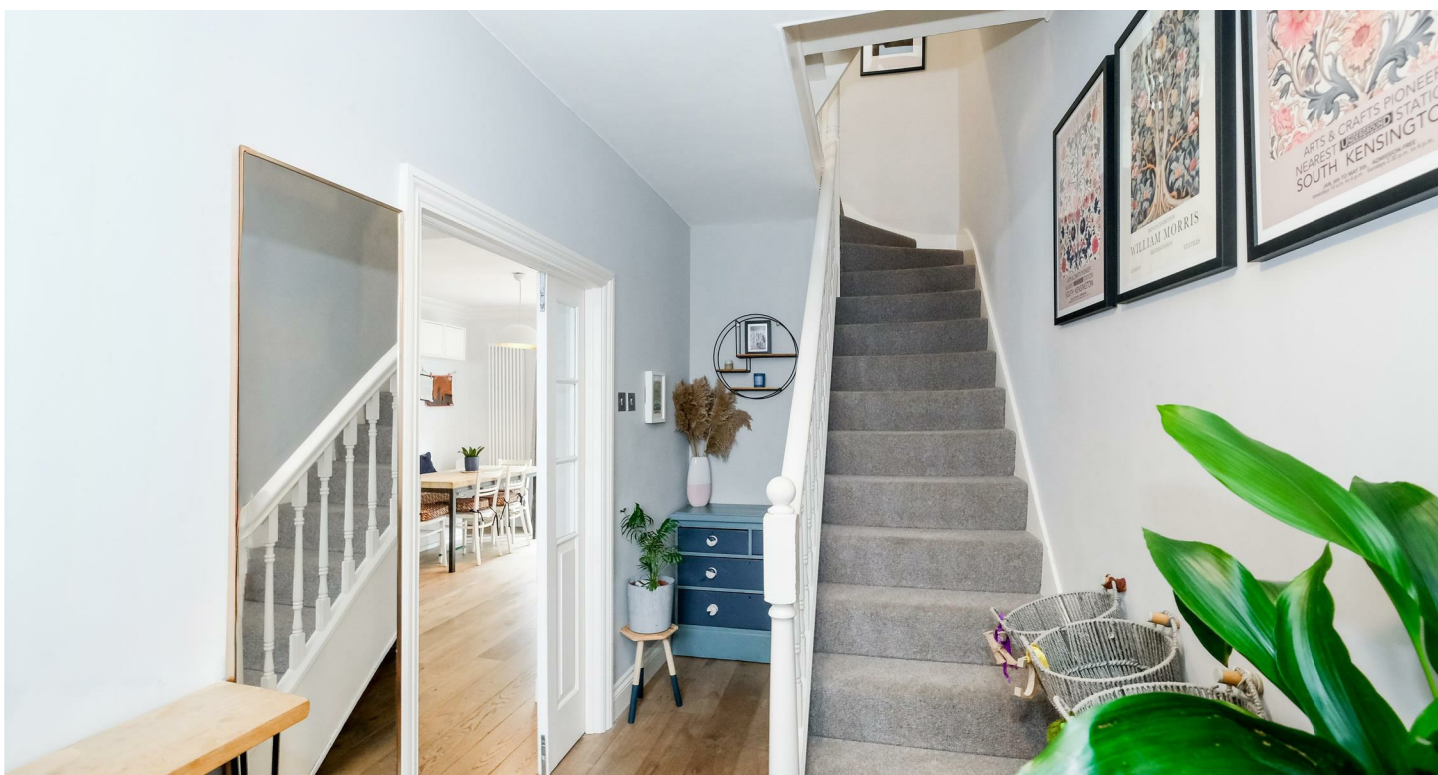




CHURCHILL
estates



Douglas Avenue, Walthamstow

Price Guide £725,000

Tenure : Freehold

Floor Area : 994.00 sq ft

Local Authority : waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	



GUIDE PRICE £725,000-£775,000

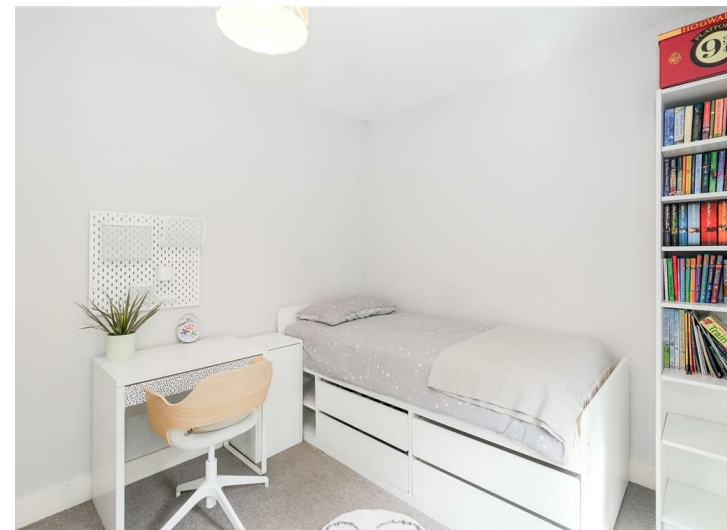
Nestled in the desirable area of Douglas Avenue, Walthamstow, this charming Warner terraced house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, along with a versatile loft room, this property offers ample space for comfortable living.

The open-plan design on the ground floor creates a welcoming atmosphere, perfect for entertaining or enjoying family time. The spacious rear garden is a delightful feature, providing a private outdoor retreat for relaxation or gardening enthusiasts. The first-floor bathroom adds convenience, ensuring that the home meets the needs of modern living.

Situated in the sought-after Lloyd Park location, residents will benefit from easy access to local amenities, parks, and excellent transport links. Commuters will appreciate the proximity to nearby stations and the A406, making travel into central London and beyond a breeze.

Roger Ascham (the closest school - 5 mins away) was listed in the Sunday Times Top 500 schools last year which puts it in the top 1% of primary schools in the country.

This property is offered chain-free, allowing for a smooth and straightforward purchase process. With its blend of character, space, and prime location, this three-bedroom house is a fantastic opportunity not to be missed.





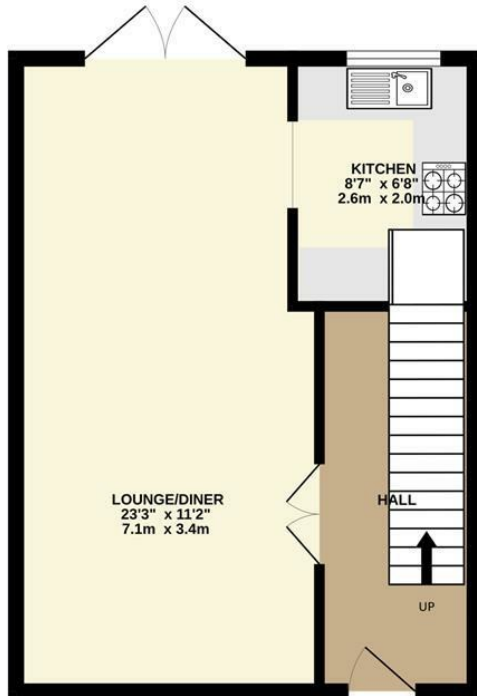


- Three bedroom
- One bathroom
- Spacious house
- loft room
- Close to Loyds park
- Chain Free

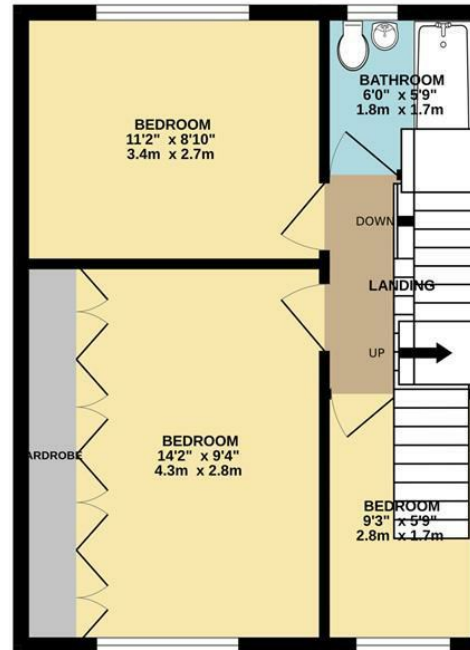




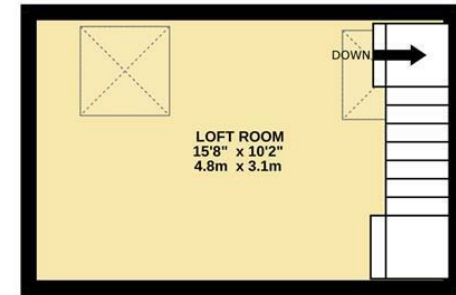
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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