



Grange Road, Walthamstow, E17 8AH  
Offers In Excess Of £700,000 Freehold  
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

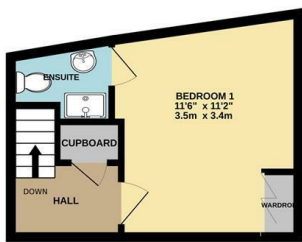
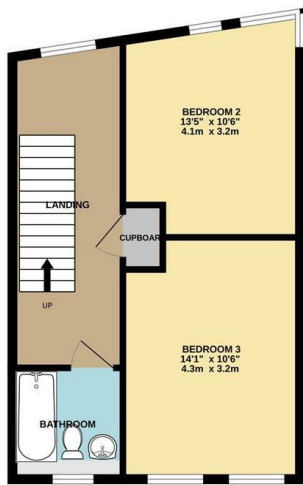
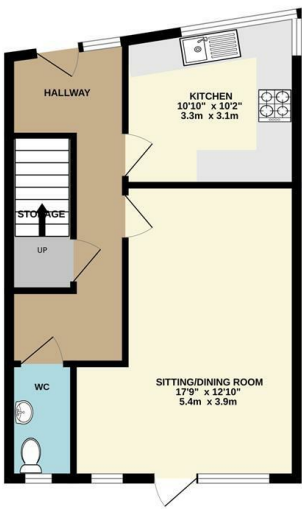


Request a Viewing: 0208 503 6060 Email: walthamstow@wearechurchills.co.uk

GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227sq.ft. (114.0 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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Council: Waltham Forest | Council Tax Band: D | Floor Area: 1227.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.







PRICE £700,000.

This charming three-bedroom townhouse offers a perfect blend of comfort and convenience. The three generously sized bedrooms provide ample space for family living, while the master bedroom boasts the added luxury of an en-suite bathroom, ensuring privacy and convenience. In addition the property features solar panels/energy efficiency, south facing aspect and ample storage facilities.

Situated in close proximity to St James Street station, for commuting to central London, allowing for a seamless connection to the vibrant city life. Additionally, the nearby Walthamstow Wetlands offers a beautiful natural retreat, perfect for leisurely walks and outdoor activities, enhancing the appeal of this location. The property also comes with private parking making it an ideal choice for those who value ease of access and security for their vehicles.

This property is not just a house; it is a home that promises a comfortable lifestyle in a thriving community. Whether you are a family looking for a new place to settle or a professional seeking a convenient base, this townhouse on Grange Road is an excellent choice. Do not miss the opportunity to make this lovely property your own.

Viewings are highly recommended.

