

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose
Walpole Road, E18

Approximate Gross Internal Floor Area : 137.81 sq m / 1483 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft.

lpaplus.com

Date: 21/3/2024

43 Walpole Road, London, E18 2LN

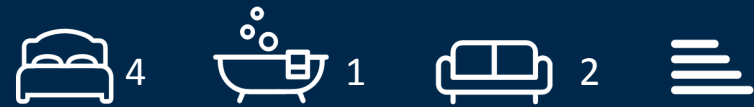
Guide Price £650,000

- ***£650,000 - £700,000***
- Semi-Detached
- Close to Station + Amenities
- Victorian
- Blank Canvas for Renovation

- Four Bedrooms
- Downstairs Cloakroom
- CHAIN FREE
- Two Reception Rooms
- Close to Epping Forest

43 Walpole Road, London E18 2LN

Set on the popular 'Church End Estate' is this four bedroom semi-detached Victorian family home that is the ideal blank canvas for a first home or investment purchase.



Council Tax Band: E



Guide Price £650,000- £700,000

Offered CHAIN FREE. This recently four-bedroom semi-detached Victorian family home is set on the popular 'Church End Estate' and is just moments from several well-regarded schools, local amenities, and the beautiful Epping Forest. Walpole Road is perfect for any commute as it has great transport links via the A406 and is within walking distance to the central line.

This property offers versatile living accommodation with a charming living / dining room, kitchen & breakfast room, downstairs cloakroom, and conservatory which leads out onto the rear garden. On the first floor of the property, you will find four spacious bedrooms and family bathroom.

Walpole Road is situated in the prime residential Church End Estate with many popular state and private schools close by which is another reason why this is a great family home. Walpole Road is a short walk to George Lane shops in South Woodford and Higham's Park amenities whilst having all what Woodford Green has to offer on its doorstep. The location is also perfect for commuters with Woodford and South Woodford Central Line station close by and Higham's Park mainline station which takes you into Liverpool Street.

Council Tax Band: E (London Borough of Redbridge)
EPC Band: E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.