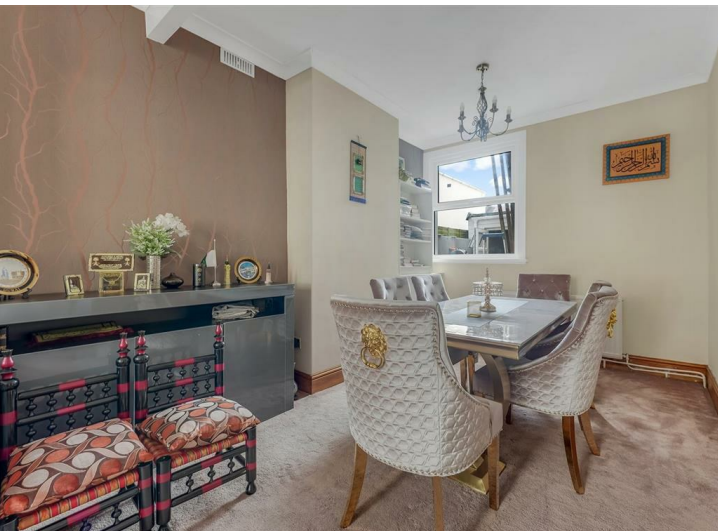




P Permit holders only
Mon - Fri
10am - 4pm

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23



St. John's Road, Walthamstow

Price Guide £925,000

Tenure : Freehold

Floor Area : 2180.00 sq ft

Local Authority : Waltham Forest

Council Tax Band :

Bedrooms : 5

Receptions : 3

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



This impressive freehold semi-detached property offers five generously sized double bedrooms, making it an ideal home for growing families seeking both space and comfort.

The house has been thoughtfully extended to the loft and ground floor, creating a well balanced layout with ample living space throughout. A bright and spacious reception area provides the perfect setting for both everyday living and entertaining.

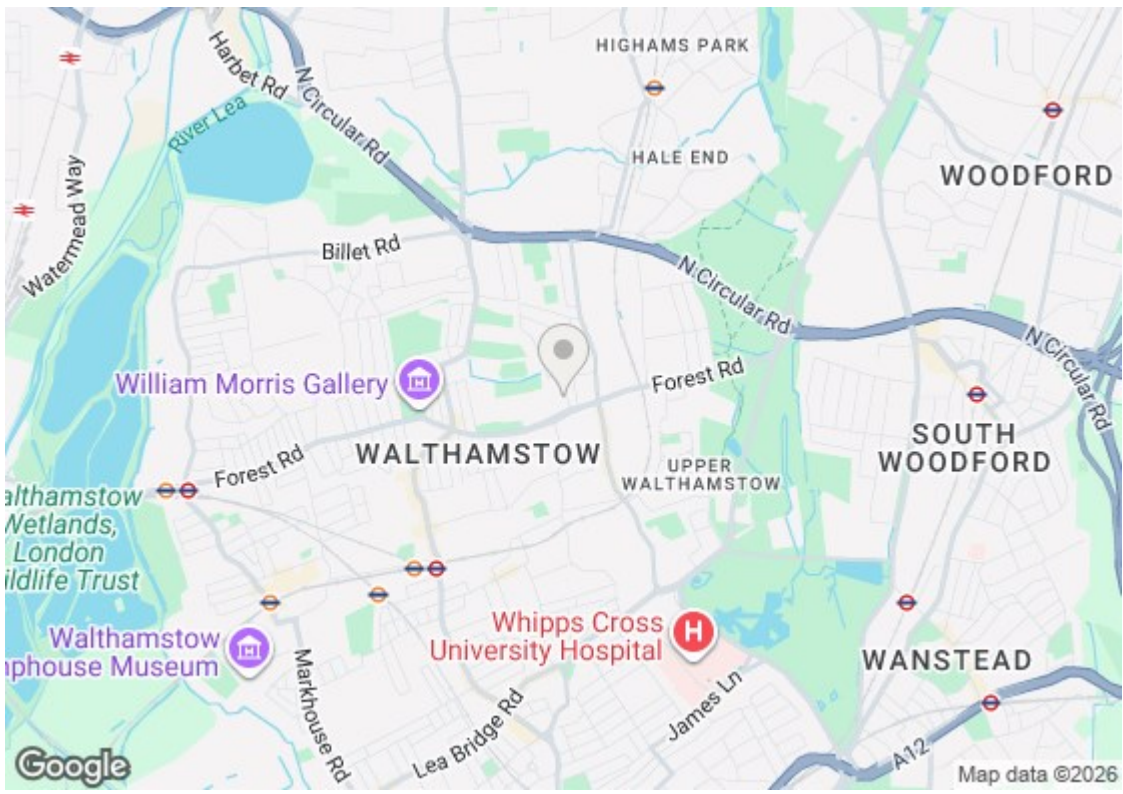
At the heart of the home is a stunning, very large modern kitchen, designed with both style and practicality in mind, offering plenty of room for dining and family gatherings.

Ideally positioned on St John's Road, the property is within walking distance of Wood Street Station, providing direct links into Liverpool Street and Central London perfect for commuters.

The home also benefits from its close proximity to Chestnuts Field, offering a pleasant green space just a short stroll away.

Combining generous proportions, modern living, and a highly convenient location, this property presents an excellent opportunity for families looking to settle in a well connected and desirable area.







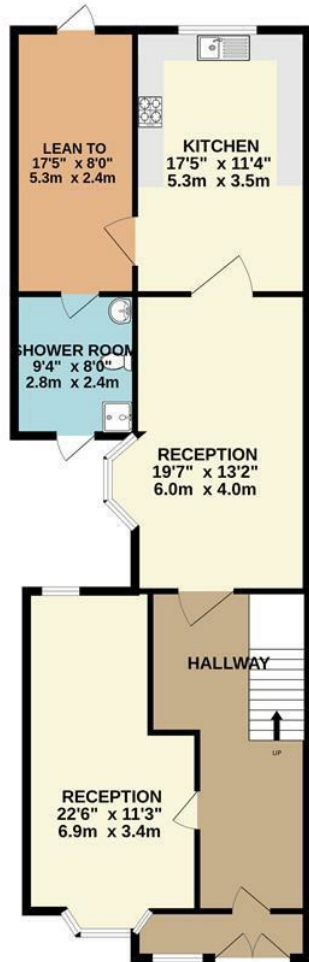
- 5 Double Bedrooms
- Modern Kitchen with integrated appliance
- Ground floor and Loft extended

- Walking distance to transport links
- Large Outbuilding
- Semi Detached

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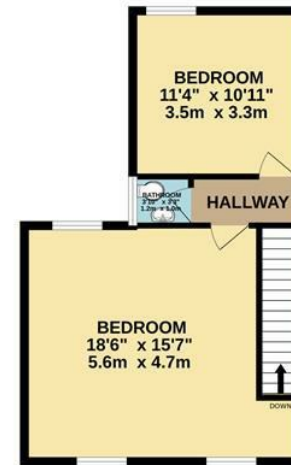
GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.5 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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