



**CHURCHILL**  
estates



# Violet Road, Walthamstow

Offers In Excess Of  
£550,000

Tenure : Freehold

Floor Area : 837.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

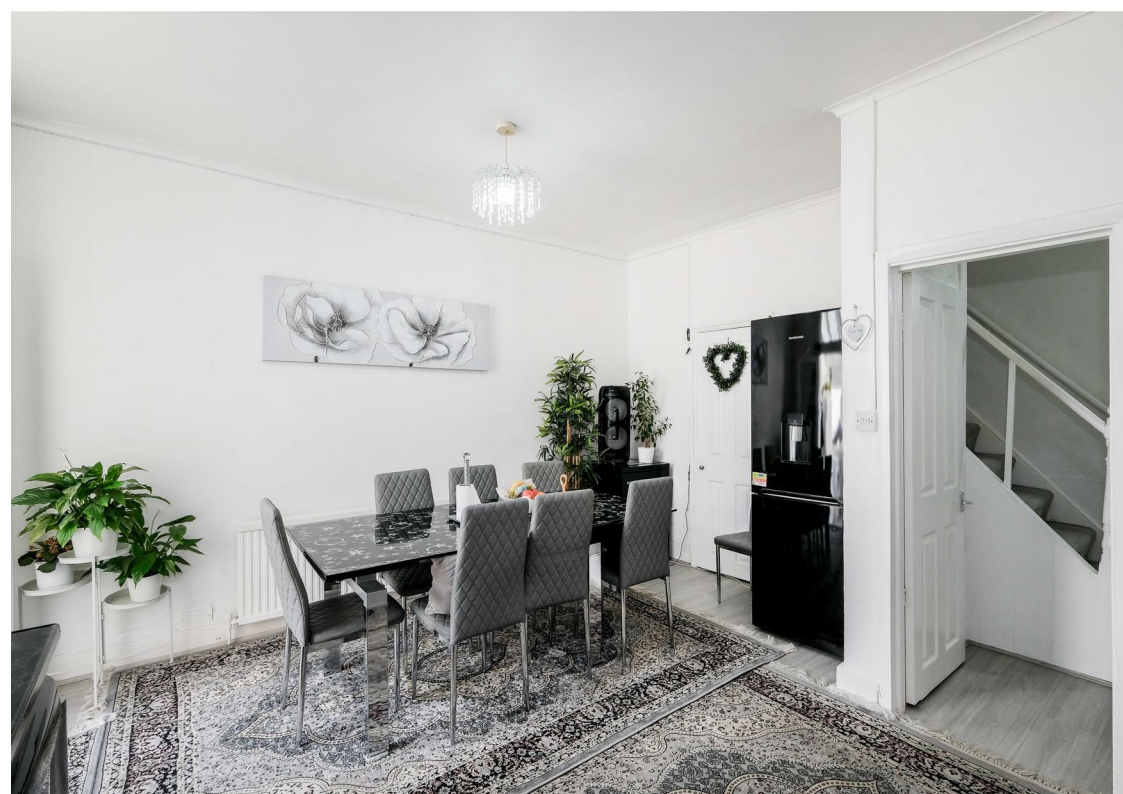
Receptions : 2

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Offers in excess of £550,000

Located on the charming Violet Road in Walthamstow, this delightful three-bedroom Victorian terrace house presents an excellent opportunity for both families and investors alike. Offered on a chain-free basis, this property boasts a single bay front and is characterised by its well-proportioned rooms, providing a comfortable and inviting living space.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three bedrooms offer ample space for relaxation and rest, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is its proximity to a variety of local amenities and green spaces. Residents can enjoy leisurely strolls to the picturesque Walthamstow Village, the expansive Walthamstow Wetlands, and the serene Hollow Ponds, all of which are just a short walk away. For those who commute, Walthamstow Central on the Victoria Line is easily accessible, making travel to central London a breeze.

Additionally, this property holds significant potential for growth and extension, subject to planning permission. This means you can tailor the home to suit your needs and preferences, making it a truly personal space.

In summary, this Victorian terrace house on Violet Road is a wonderful opportunity to secure a charming home in a vibrant community, with the added benefit of potential for future development. Don't miss your chance to make this property your own.





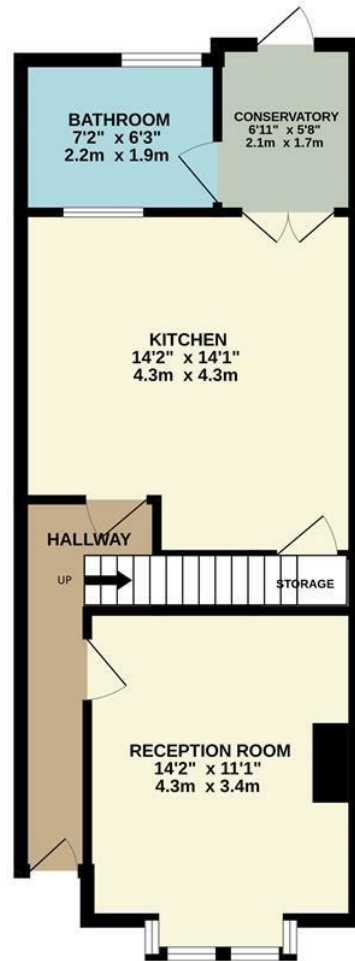


- Chain free
- Potential to extend (stpp)
- two reception rooms
- West Facing Garden
- close proximity to Walthamstow Central Victoria Line station
- short Walk to Walthamstow Village & Market
- ground floor family bathroom

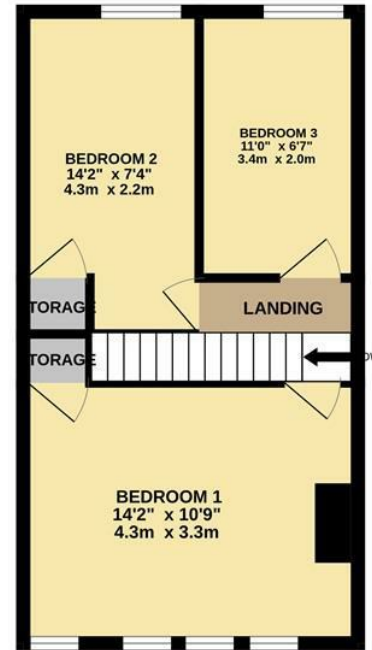




GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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