



CHURCHILL
estates



Walpole Road,
Walthamstow

Offers In Excess Of
£1,000,000

Tenure : Freehold

Floor Area : 1216.00 sq ft

Local Authority : Waltham Forest

Council Tax Band :

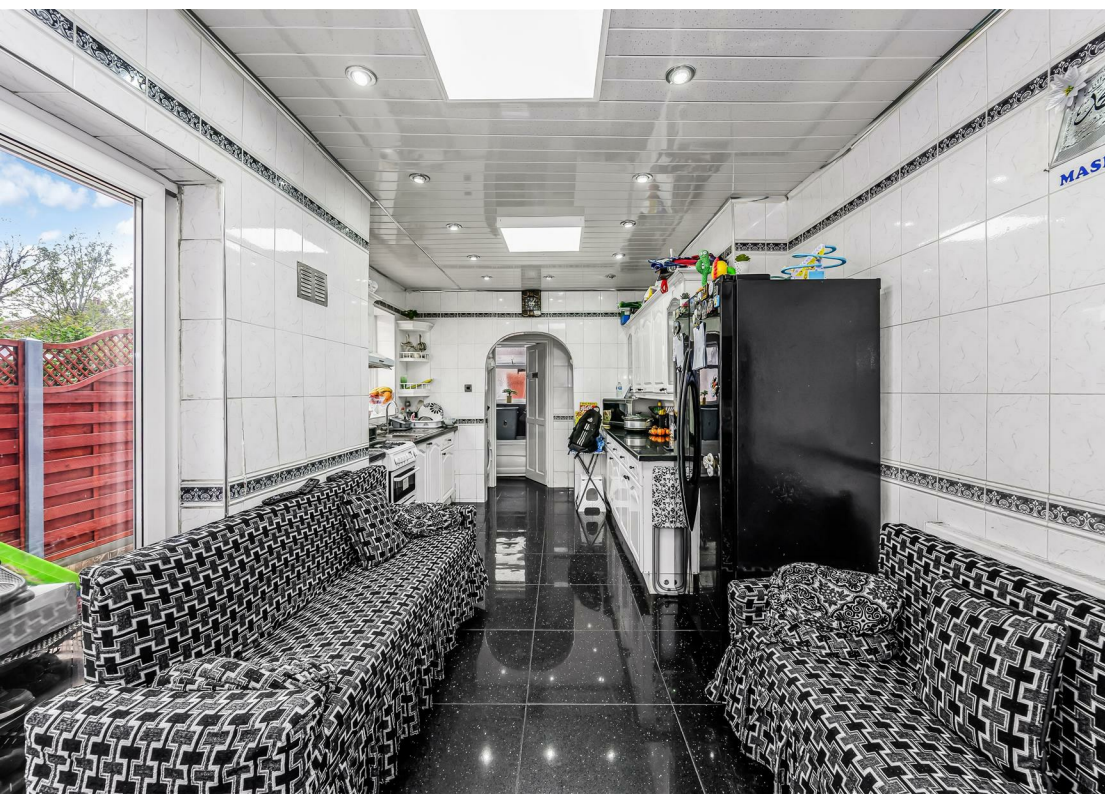
Bedrooms : 5

Receptions : 1

Bathrooms : 2



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	



Nestled in the vibrant heart of Walthamstow, this impressive five-bedroom Victorian end of terrace family home on Walpole Road offers a perfect blend of classic charm and modern convenience. The property has been thoughtfully extended, featuring a loft conversion and a rear extension that enhances the living space, making it ideal for family life.

Upon entering, you are greeted by a spacious reception room that exudes warmth and character, providing a welcoming atmosphere for both family gatherings and entertaining guests. The generously sized bedrooms offer ample space for relaxation and personalisation, ensuring that every family member has their own sanctuary. With two well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property also boasts an outbuilding, which presents a fantastic opportunity for a home office, gym, or additional storage. Side access adds to the practicality of the home, making it easy to navigate outdoor spaces.

Situated conveniently close to Blackhorse Road, Walthamstow Central, and Queens Road, residents will enjoy excellent transport links, making commuting a straightforward affair. The area is also well-served by a variety of schools and local amenities, ensuring that everything you need is within easy reach.

This delightful home is perfect for families seeking a spacious and well-located property in a thriving community. With its blend of period features and modern enhancements, it is a rare find that is sure to attract interest. Don't miss the opportunity to make this charming Victorian house your new family home.

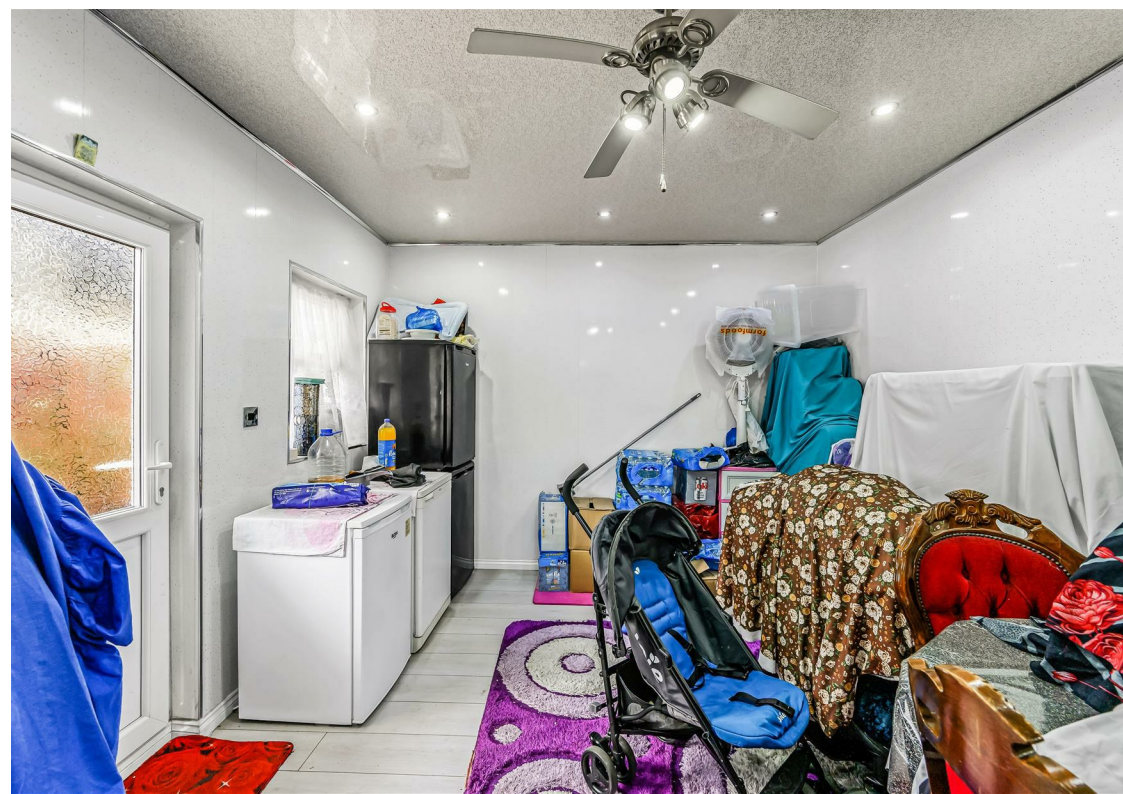






- five bedroom end of terrace family home
- En-suite
- short walk to Europe's longest outdoor Market
- Close to multiple of train Stations
- close proximity to parks and Walthamstow Wetlands
- through lounge and kitchen diner





GROUND FLOOR
593 sq ft. (55.1 sq.m.) approx.



1ST FLOOR
350 sq ft. (32.6 sq.m.) approx.



2ND FLOOR
273 sq ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq ft. (113.0 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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To view call **0208 503 6060**

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