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Billet Road, Walthamstow

Price Guide £625,000

Tenure : Freehold

Floor Area : 945.00 sq ft

Local Authority : LBWF

Council Tax Band : C

Bedrooms : 3

Receptions : 2

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	

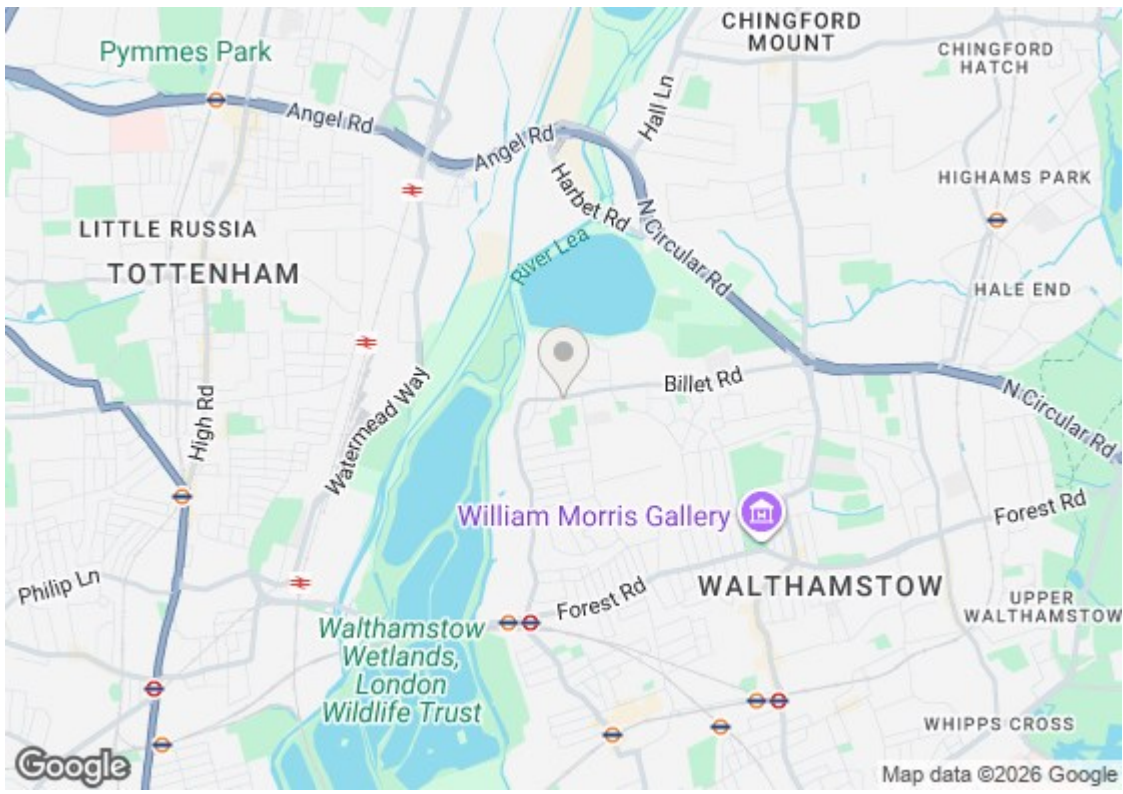


This well-presented three-bedroom terraced home offers spacious and versatile family accommodation, combining period character with a modern rear extension in the popular Higham Hill area of Walthamstow. The entrance hallway leads through to a bright double-aspect reception room, where two rooms flow together beneath a large arch to create a sociable living space with elegant cornicing, ceiling roses, a handsome marble-effect fireplace and wood-effect flooring. To the rear, the extended kitchen/diner is a real highlight, fitted with modern units, and metro-tiled splashbacks, filled with natural light from skylights above and opening through doors onto the garden. A convenient shower room completes the ground floor. Upstairs are three well-proportioned bedrooms and a stylish bathroom, with the principal bedroom enjoying a master ensuite. Outside, the generous rear garden offers a private retreat laid mainly to lawn with a paved patio, storage shed and mature planting.

Billet Road is well placed for the amenities of Higham Hill and the wider Walthamstow area, with local shops and everyday conveniences close at hand. Both Blackhorse Road and Walthamstow Central stations (Victoria Line and London Overground) are a short ride away, alongside excellent bus links running along Billet Road, providing swift access into the City and West End. A number of well-regarded schools are close by, while Walthamstow Wetlands, Lloyd Park and the William Morris Gallery offer green space nearby. The independent shops, cafés and market of Walthamstow High Street are also within easy reach.

Early viewing is highly recommended.







- Well-Presented Three-Bedroom Terraced Home
- Extended Kitchen/Diner With Skylights And French Doors To Garden
- Generous Rear Garden With Patio
- Popular Higham Hill Location
- Three Well-Proportioned Bedrooms
- Blackhorse Road And Walthamstow Central Stations (Victoria Line & Overground) A Short Ride Away
- Near Walthamstow Wetlands, Lloyd Park And The Market

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GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

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