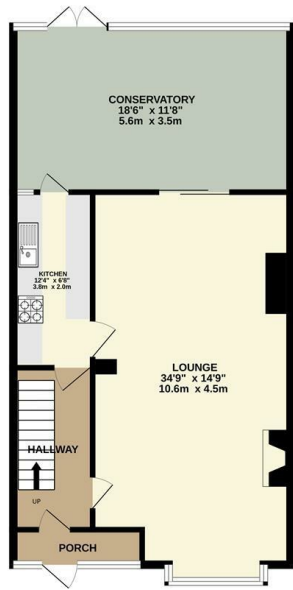
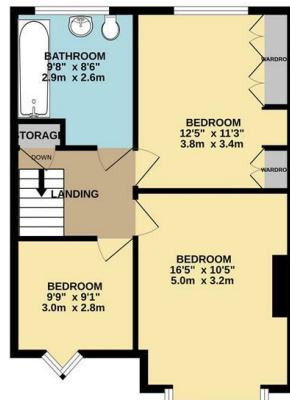




GROUND FLOOR
730 sq. ft. (67.8 sq.m.) approx.



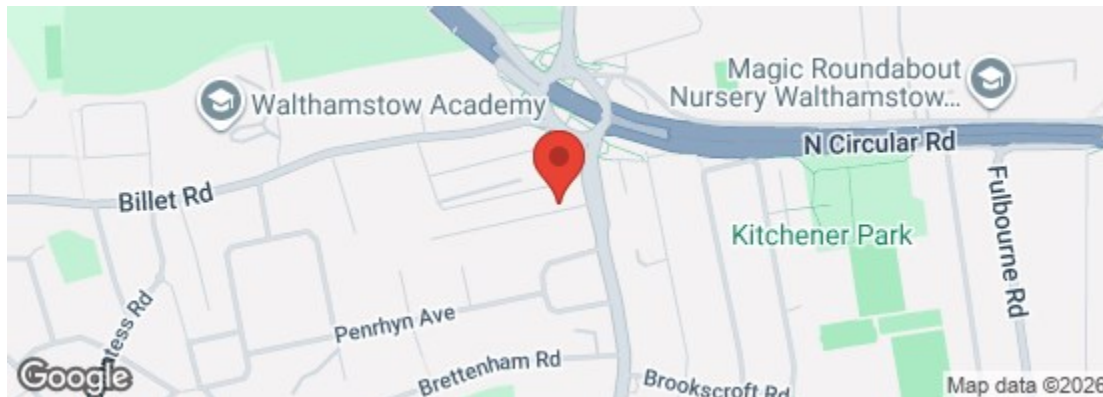
1ST FLOOR
501 sq. ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1162.00 sq. ft. (107.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the above information, measurements are taken from the best available information and are not guaranteed. The agent does not warrant the accuracy of the above information and is not responsible for any errors or omissions. This is not a contract and should not be relied upon for any purpose other than as a guide.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1162.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Knebworth Avenue, Walthamstow, E17 5AJ
£2,400 Per Month

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the charming Knebworth Avenue in Walthamstow, this delightful three-bedroom house is now available for immediate occupancy. This property offers a perfect blend of comfort and space, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you are greeted by a generous through lounge that provides an inviting atmosphere for both relaxation and entertaining. The large conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. This versatile area can be used as a playground, study, or simply a tranquil spot to enjoy the garden views.

The house features three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located to serve all bedrooms, ensuring functionality for daily routines.

With gas central heating and double glazing throughout, this home promises warmth and energy efficiency, making it comfortable year-round. The large garden is a standout feature, offering a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air.

This property is offered unfurnished or part furnished, allowing you the flexibility to personalise your new home to your taste. Located in a vibrant area of Walthamstow, you will find a variety of local amenities, parks, and excellent transport links nearby, making it easy to explore all that London has to offer.

In summary, this charming house on Knebworth Avenue is a wonderful opportunity for those seeking a spacious and inviting home in a desirable location. Do not miss the chance to make it yours.

