





Foresters Drive, Upper Walthamstow

Offers In Excess Of
£825,000

Tenure : Freehold

Floor Area : 954.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

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



Located in the charming area of Upper Walthamstow, this delightful three-bedroom semi-detached house on Foresters Drive presents an excellent opportunity for families and investors alike. Offered on a chain-free basis, this property boasts significant potential for growth, subject to planning and building regulations.

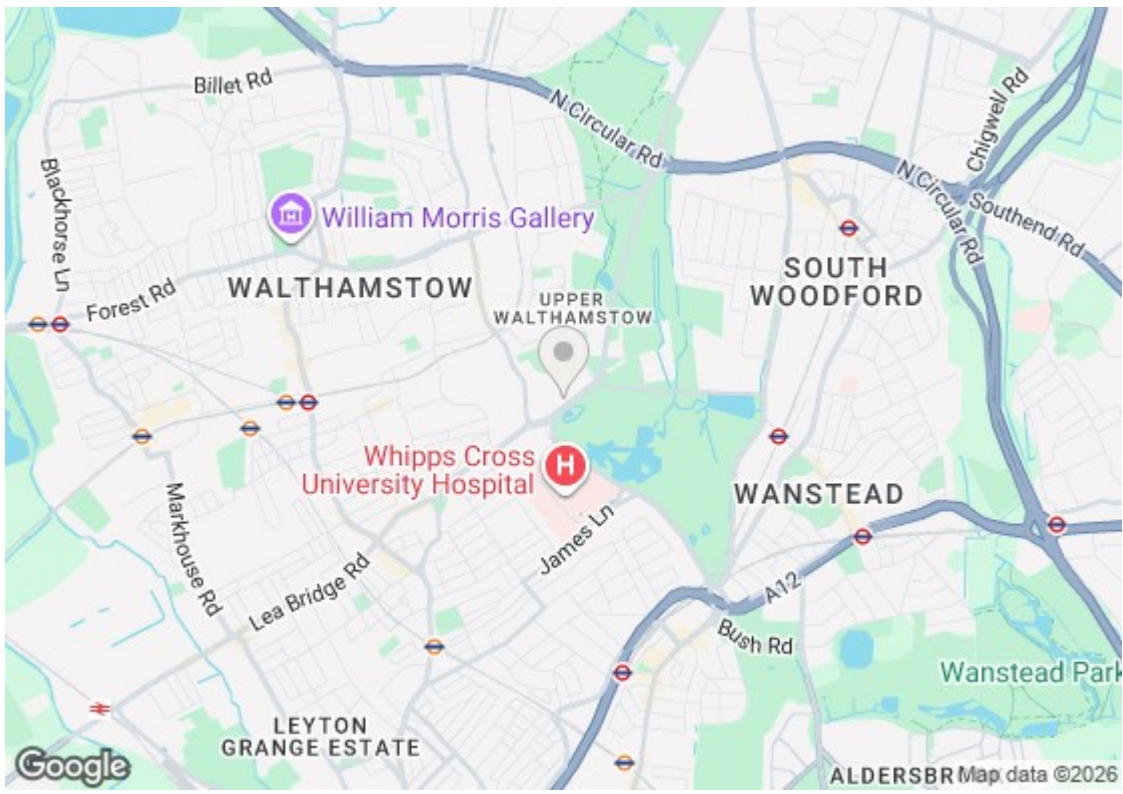
Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The conservatory adds a touch of elegance and allows for an abundance of natural light, creating a warm and inviting atmosphere. The property features three well-proportioned bedrooms, perfect for accommodating family members or guests.

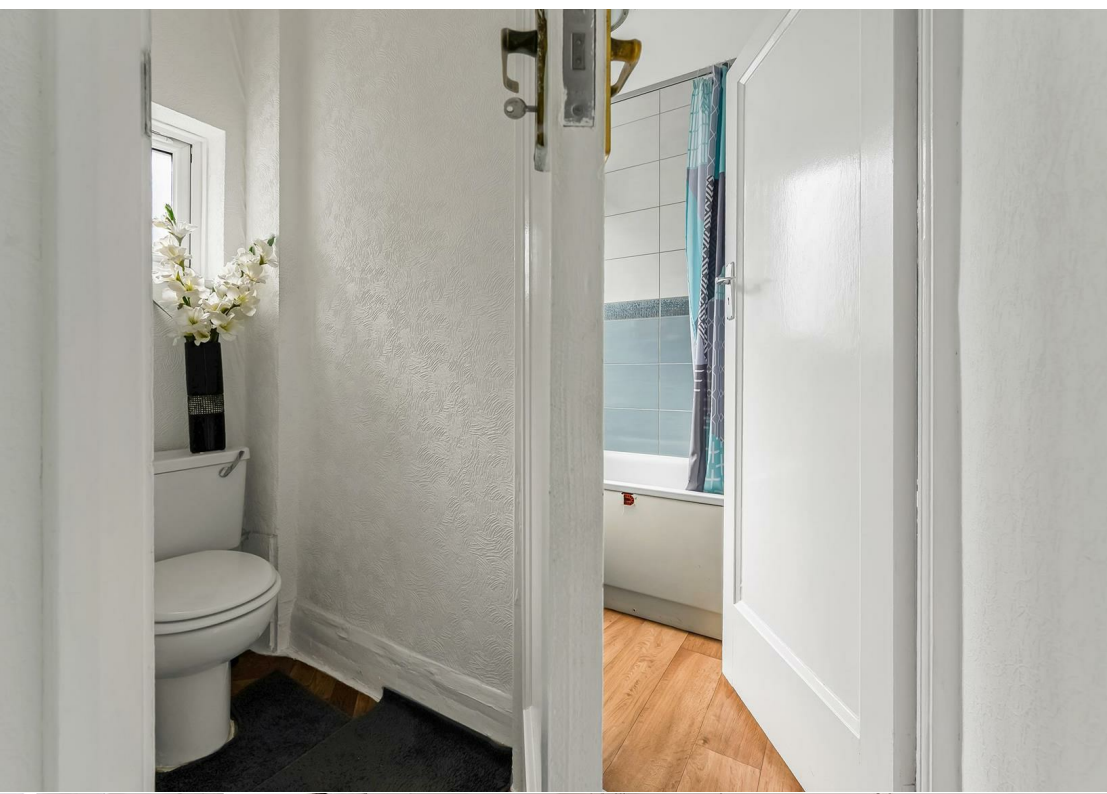
The house includes a well-appointed bathroom and benefits from side access via a shared drive, leading to a garage for convenient parking or additional storage. The garden is a true highlight, backing onto a serene pond, offering a peaceful retreat for outdoor enjoyment and exploration.

Location is key, and this property does not disappoint. It is within walking distance to Wood Street Station, providing excellent transport links to central London and beyond. Additionally, the stunning Epping Forest is just moments away, inviting you to enjoy leisurely walks and the beauty of nature right on your doorstep.

This semi-detached house is a rare find in a sought-after area, combining comfort, convenience, and the potential for future development. Do not miss the chance to make this lovely home your own.



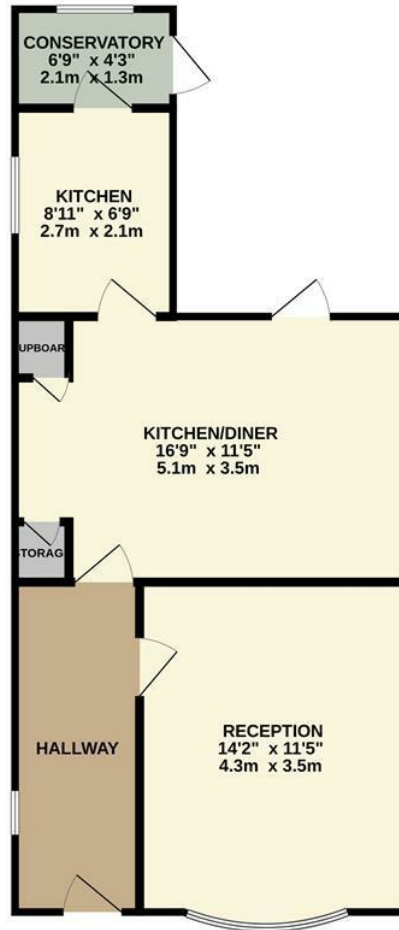




CHURCHILL
estates



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA - 954 sq.ft. (88.6 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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