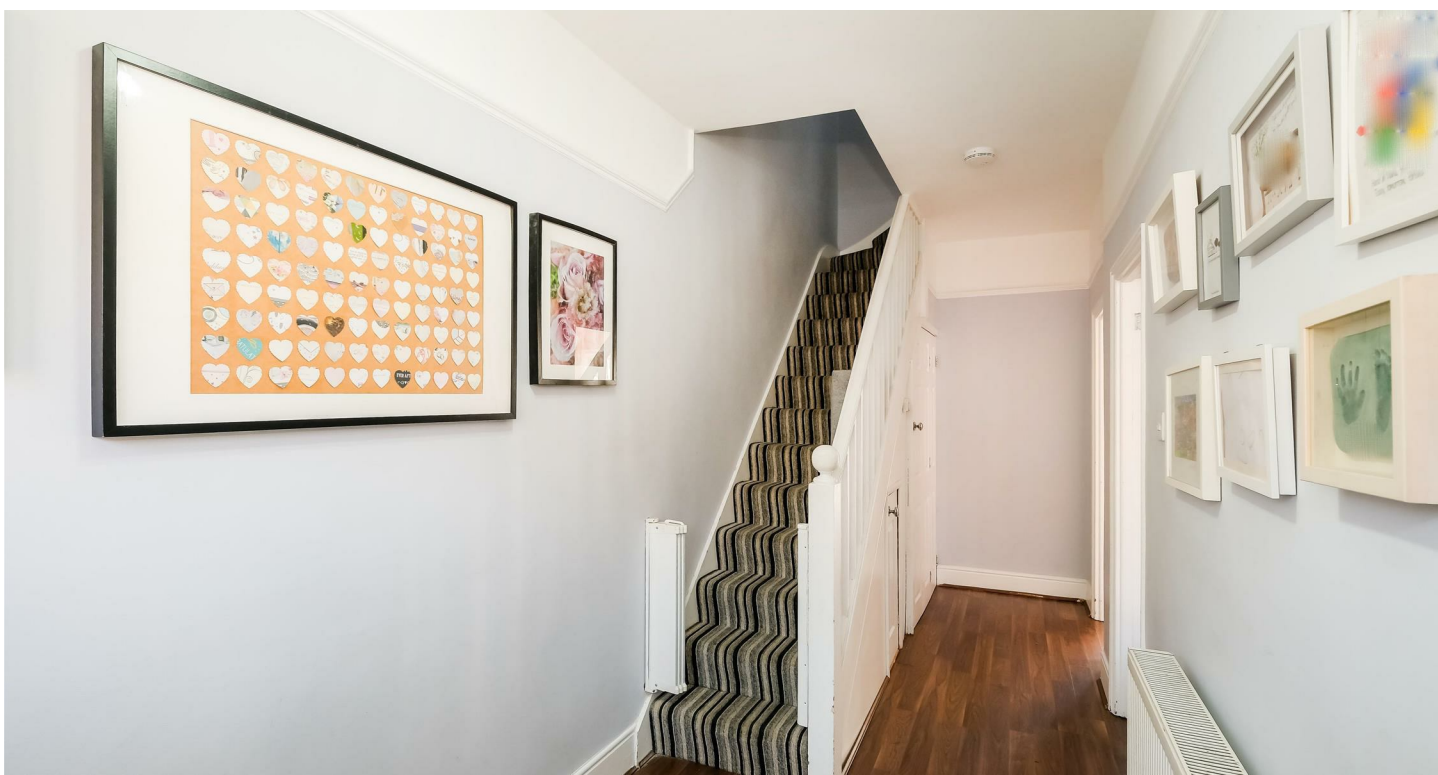




**CHURCHILL**  
estates





# Gloucester Road, Walthamstow

Price Guide   £850,000

Tenure : Freehold

Floor Area : 1334.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 5

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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







Guide Price £850,000-£900,000

Situated on the vibrant Gloucester Road in Walthamstow, this impressive house offers a perfect blend of space and modern living. With five well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The spacious loft conversion adds a unique touch, providing additional living space that can be tailored to your needs.

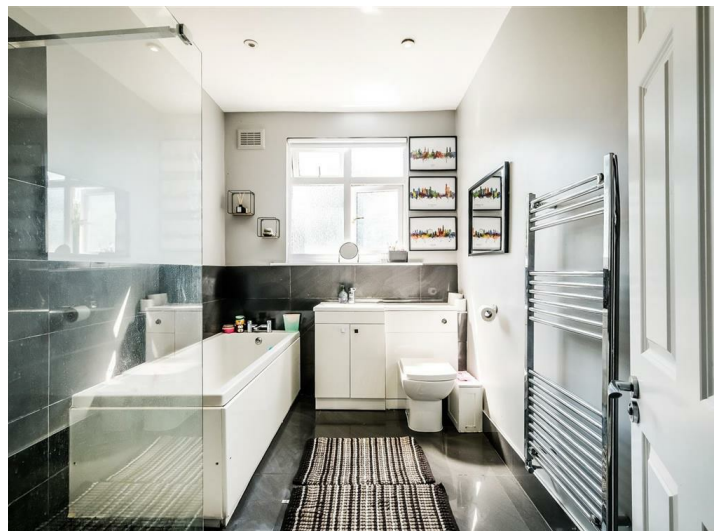
The house features two inviting reception rooms, perfect for entertaining or relaxing with family. The first floor boasts a convenient bathroom, while the second floor is equipped with a stylish shower room, ensuring ample facilities for all residents.

Location is key, and this property does not disappoint. It enjoys easy access to Blackhorse Road Victoria Line Station, making commuting a breeze. For those who appreciate the great outdoors, the nearby Walthamstow Wetlands offers a beautiful natural retreat, perfect for leisurely walks or picnics.

The area is alive with a vibrant nightlife, with the popular Penny Social and a variety of eateries just a stone's throw away. This lively atmosphere ensures that there is always something to do, whether you are looking for a quiet evening out or a bustling night on the town.

In summary, this house on Gloucester Road is a fantastic opportunity for anyone looking to enjoy the best of Walthamstow living, combining spacious accommodation with a lively community atmosphere.

Don't miss the chance to make this wonderful property your new home.







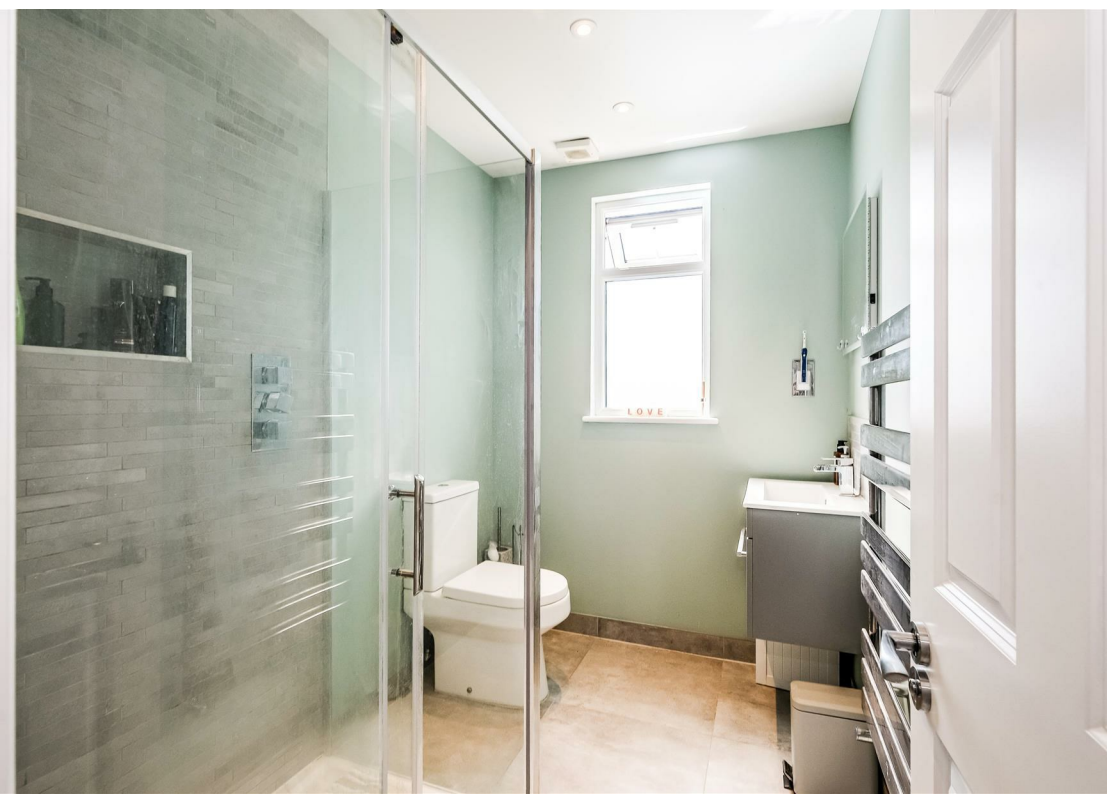




- Blackhorse Ladder location
- Easy access to Blackhorse Road
- spacios accommodation
- Loft and rear extended
- a nice stroll to the Wetlands
- Close to a number of schools

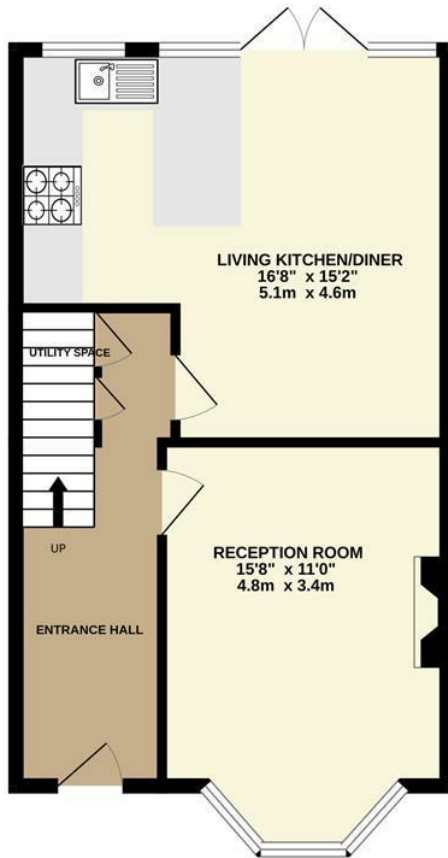




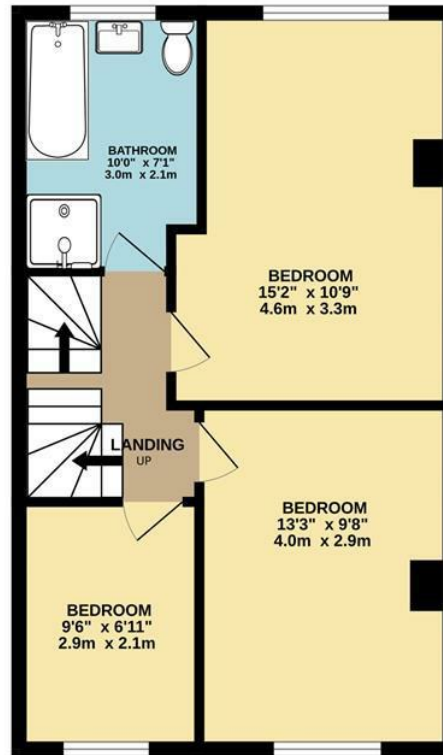




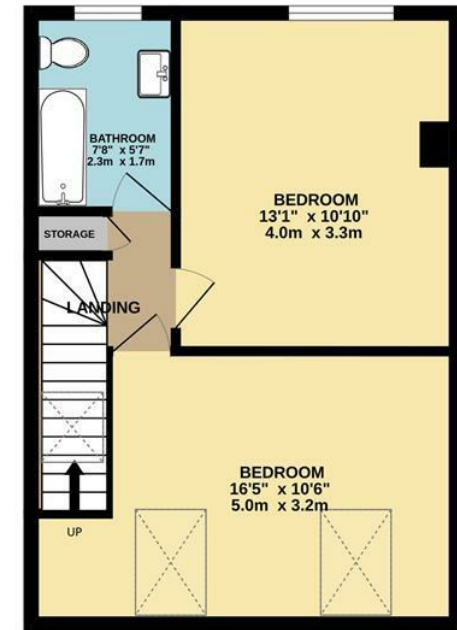
GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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