



TOTAL FLOOR AREA: 804 sq. ft. (74.7 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of all buildings, rooms and all other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The correct figures and appearance should have been noted and not depended as to their accuracy or efficiency to the plan. Made with Metreplan 2020.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 804.00 sq ft

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Chingford Road, Walthamstow, E17 4PL
 Asking Price £500,000 Freehold

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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



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.



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



Nestled in a sought-after location, this two-bedroom mid-terrace home presents an exciting opportunity for those looking to put their own stamp on a property. In need of modernisation, the home offers fantastic potential to create a stylish and contemporary living space.

The ground floor features a bay-fronted reception room, a separate dining room, and a kitchen leading out to a generous south-east-facing garden—perfect for soaking up the morning and early afternoon sun. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom.

Situated close to the green open spaces of Lloyd Park, this home benefits from easy access to local schools, shops, cafés, and restaurants. Walthamstow Village and Walthamstow Central are within walking distance, offering excellent transport links via the Victoria Line and Overground, connecting you to Liverpool Street in just 20 minutes. With Walthamstow High Street and its vibrant market nearby, this property is brimming with potential in a prime location.