



CHURCHILL
estates

Castleton Road, Walthamstow

Price Guide £700,000

Bedrooms: 3 | **Receptions:** 2 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 1090.00 sq ft

Local Authority: Waltham
Forest

Council Tax Band: D

- Three double bedrooms
- Upper Walthamstow location
- Potential to extend subject to planning permission
- Two receptions
- Walking distance to Wood Street Weaver Line Station
- Epping forest a few minutes walk away
- good bus links to Walthamstow Central





Guide price £700,000-£750,000

Nestled on Castleton Road in the charming area of Upper Walthamstow, this delightful three double bedroom Victorian terrace house offers a perfect blend of classic elegance and modern living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or those who enjoy hosting guests.

The well-proportioned bedrooms are designed to accommodate a comfortable lifestyle, while the bathroom is conveniently located to serve the needs of the household. One of the standout features of this property is the generous rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting.

For those considering future enhancements, there is potential to extend the property, subject to the necessary planning permissions, allowing you to tailor the home to your specific needs and preferences.

Location is key, and this home is conveniently situated within walking distance of Wood Street Weaver Line station, providing excellent transport links for commuters. Additionally, the stunning Epping Forest is just a few minutes' walk away, offering a beautiful natural retreat for outdoor enthusiasts and families alike.

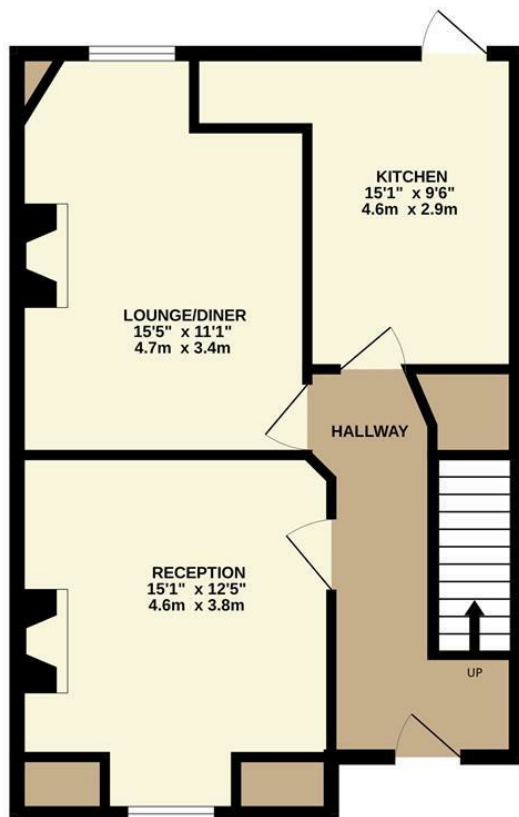
This Victorian terrace house is not just a property; it is a place where memories can be made. With its charming features and prime location, it presents a wonderful opportunity for anyone looking to settle in a vibrant and welcoming community.



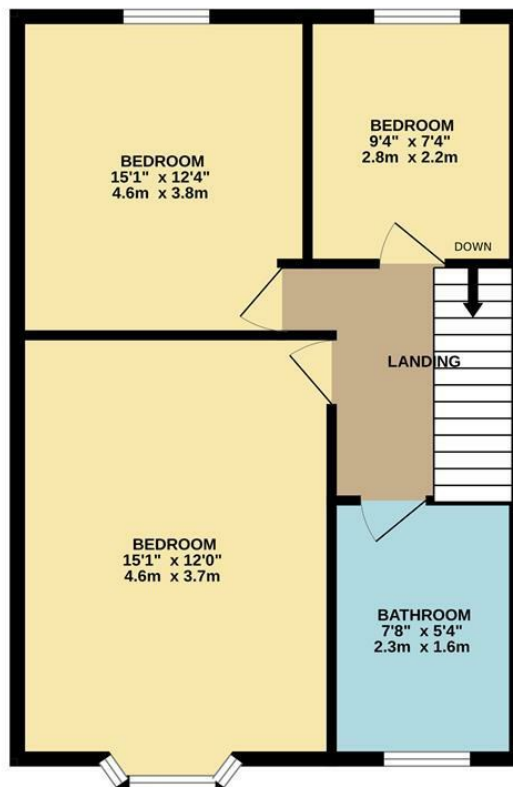




GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 	

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To view call **0208 503 6060**

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