
STANSTEAD
ROAD
VILLAS
CHURCHILL
estates





Chestnut Avenue North, Walthamstow, London

Asking Price £700,000

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

Tenure: Freehold

Floor Area: 940.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Chain Free
- Victorian
- 0.2 Miles To Wood Street Station
- Potential To Extend (STPP)
- First Floor Shower Room
- Private Garden
- Gas Central Heating
- 0.5 Miles To Whips Cross University Hospital









Situated on the ever-popular Chestnut Avenue North in Walthamstow, this attractive Victorian home offers generous and versatile accommodation, period character and exciting potential for enhancement.

Offered to the market CHAIN FREE, the property comprises three well-proportioned bedrooms, two bathrooms, two separate reception rooms and a private rear garden.

The two reception rooms provide excellent flexibility for family living, whether used as formal entertaining spaces, a comfortable lounge or a separate dining room. The property further benefits from a first-floor shower room, alongside a second ground floor bathroom.

Externally, the rear garden offers a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. There is also excellent potential to extend, subject to the necessary planning permissions and building regulations, allowing incoming purchasers the opportunity to further enhance and personalise this wonderful home.

The location is another standout feature. Wood Street Station is approximately 0.2 miles away, providing convenient transport links, whilst Whipps Cross Hospital is just 0.5 miles from the property. A range of local amenities, shops and everyday conveniences are also within easy reach.

Combining Victorian charm, spacious and versatile accommodation, a private garden and exciting scope for improvement, this property represents a fantastic opportunity for families, first-time buyers and those looking to secure a home with long-term potential.

Offered CHAIN FREE. Early viewing is highly recommended to fully appreciate all that this property has to offer.





























GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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		82
(69-80) C		
(55-68) D	65	
(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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