



CHURCHILL
estates



Sylvester Road, Walthamstow

Asking Price £600,000

Tenure : Freehold

Floor Area : 1235.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Nestled on the charming Sylvester Road in London, this delightful end-of-terrace house offers a perfect blend of comfort and convenience. Boasting three well-proportioned bedrooms, along with a versatile loft room, this property is ideal for families or those seeking extra space for a home office or guest accommodation.

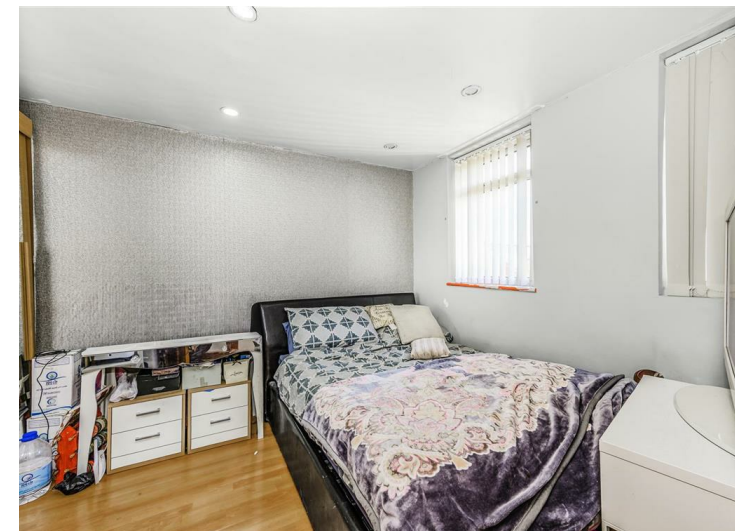
The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring all your daily needs are met with ease. The property also benefits from a parking space and a garage at the front, a rare find in this bustling area, making it convenient for those with vehicles.

Situated in close proximity to Walthamstow Central, residents will enjoy excellent transport links, allowing for easy access to the wider London area.

Additionally, the neighbourhood is surrounded by a plethora of schools, making it an excellent choice for families looking to settle in a community with strong educational opportunities.

This property presents a wonderful opportunity to create a comfortable home in a vibrant part of London. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.







- Three Bedrooms & Loft Room
- Ground floor W/C
- first floor family bathroom
- access to St James Street, Queens Road & Walthamstow Central Stations
- Garage & off street parking to front of the property
- side access
- 2nd floor shower room

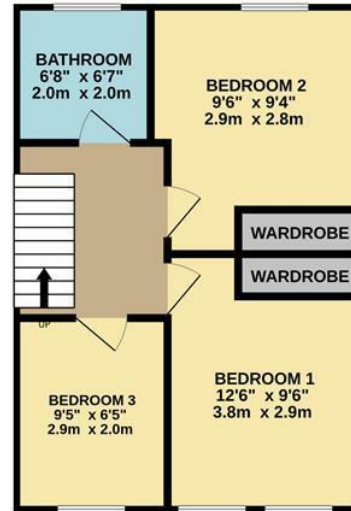




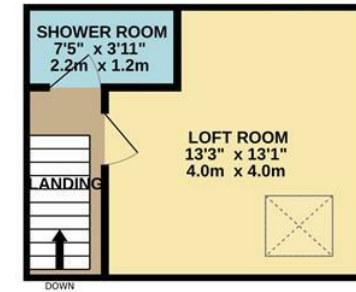
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 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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