

CHURCHILL
estates





Canning Road, Walthamstow

Price Guide £625,000

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

Tenure: Freehold

Floor Area: 866.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Chain Free
- Victorian Mid Terrace
- First floor family bathroom
- Close to Blackhorse, Walthamstow Central, Queens Road & St James street stations
- Potential for further growth (stpp)
- Two receptions









Conveniently situated on Canning Road, being accessible to four stations is this single bayed Victorian terraced house offering an excellent opportunity for those seeking a property with an abundance of potential, the property benefits from being offered on a chain-free basis, making it ideal for families or professionals alike.

The ground floor accommodation comprises two reception rooms, fitted kitchen and handy utility room, whilst to the first floor there are two bedrooms and a spacious bathroom/wc Externally there is an ample sized rear garden. The property offers great potential to extend to the rear and loft (subject to planning permission), so as to create a four bedroom, two bathroom home, if so desired, there is ample opportunity to personalise and enhance the living space to suit your needs.

Location is key, and this property does not disappoint, conventiently situated for transport and schools alike. For those who enjoy outdoor activities, the longest outdoor European market is just minutes away, offering a vibrant atmosphere and a variety of goods. The Walthamstow Wetlands, a beautiful natural reserve, is also within close proximity, as are both Lloyd Park & Stneydown Park, making this a great family location.















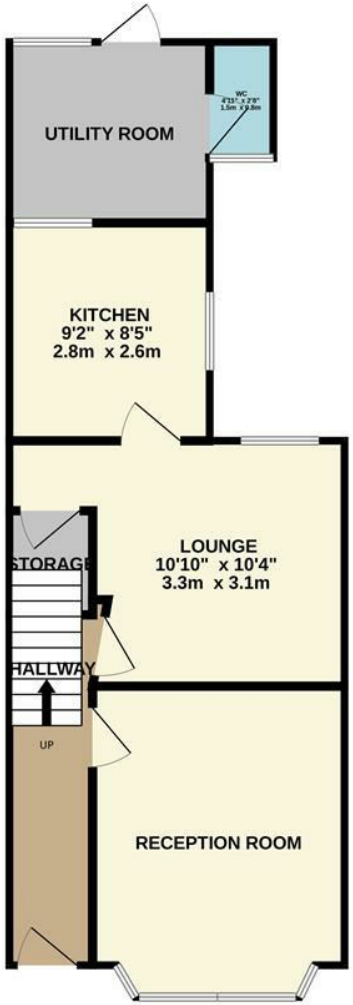








GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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		86
(69-80) C	69	
(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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