



CHURCHILL
estates



Chingford Road, Walthamstow

Price Guide £725,000

Tenure : Freehold

Floor Area : 882.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : A

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	



Located in the highly desirable Lloyd Park area, this attractive three-bedroom Victorian house offers spacious living with excellent potential for extension and future improvement.

The property benefits from a sizeable West-facing rear garden, perfect for entertaining family and friends, while the home itself is ready to move into with scope to add your own style. The property retains full potential to extend to 4/5 bedrooms, as well as the ground floor (STPP), making it an ideal long-term family home.

The property also benefits from newly refurbished Solid Oak window frames and a new roof with SIGA Excellence Natural Slate installed by an NFRC-qualified roofer, which comes with a 15-year guarantee. Conveniently positioned with easy access to the Victoria Line & Weaver line for a direct route to Liverpool Street. The property provides fast and easy access into and out of London, affording excellent road links via the North Circular Road (A406) and M11.

Just a stroll away are celebrated local landmarks, including the renowned William Morris Gallery, offering a fantastic day out steeped in history and culture. Connected to Lloyd Park, residents can enjoy an excellent range of outdoor amenities including basketball and tennis courts, a skatepark, outdoor gym, and yoga studio. The Soho Theatre Walthamstow, known for its regular comedy nights and outstanding live performances, is also within comfortable reach.

A fantastic opportunity to acquire a characterful home with excellent future potential.





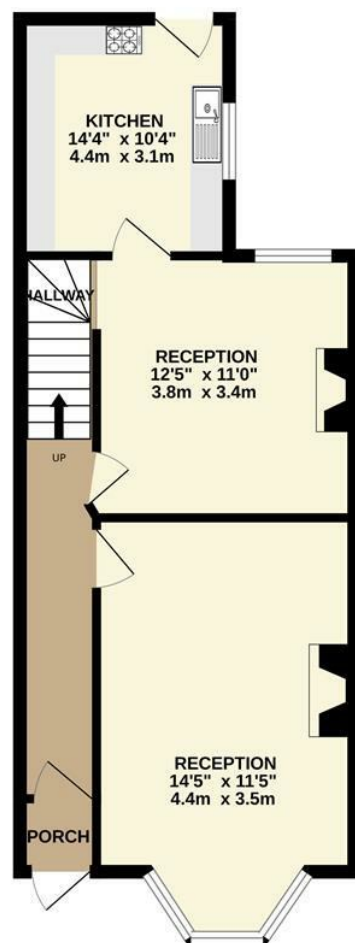


- 3 - Bedroom Victorian House
- Short stroll to Lloyds Park
- Kitchen with garden access
- Easy access to the A406
- Large West facing garden
- Newly refurbished Solid Oak window frames
- Easy access to the Victoria Line & Weaver line for a 20-minute journey to Liverpool Street
- Chain Free
- Feel good center across the road
- New roof with SIGA Excellence Natural Slate by NFRC qualified roofer, comes with 15 year guarantee





GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

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