



 Permit holders only **BP**
Mon - Sat
8am - 6.30pm

5



Knebworth Avenue,
Walthamstow

Asking Price £500,000

Tenure : Freehold

Floor Area : 969.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1

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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 	

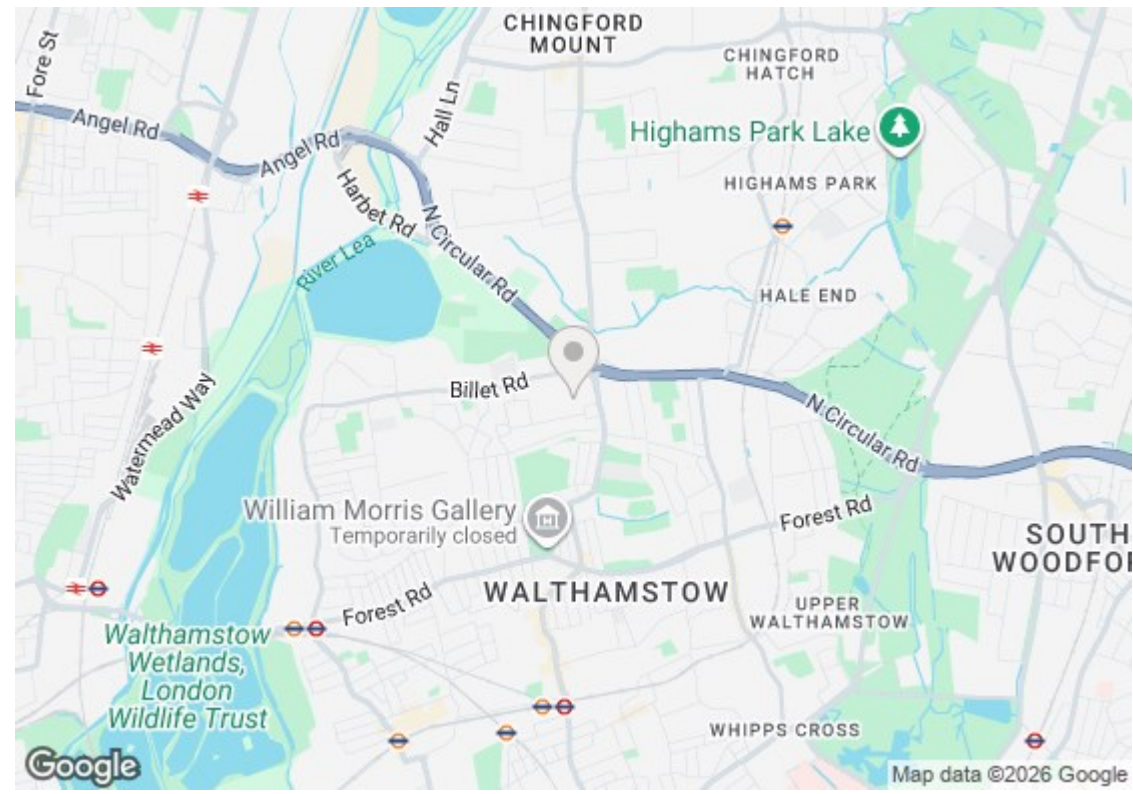


Situated in this quiet turning off Chingford Road, being on the Walthamstow/Chingford borders, is this attractive 1930's built three bedroom family home offering well presented living accommodation. Offering gas fired centrally heated and double glazed living accommodation, the property would make a comfortable home to move into, whilst also offering an excellent opportunity for future extensions to both rear & loft to create a four bedroom home, if so desired.

The property presently offers to the ground floor an inviting entrance hall with tiled floor, accessed via a beautiful original entrance door featuring a sunburst stained glass inset, to the front of the property there is a comfortable lounge with feature fireplace, the long galley style kitchen is accessed via the entrance hall and in turn gives access to the conservatory and spacious rear reception room, To the first floor there is a good size landing which gives access to all three bedrooms, the bathroom and separate wc. Externally the property offers good size rear garden.

The property would make an excellent home for someone looking to Upsize or First Time Buyers alike.





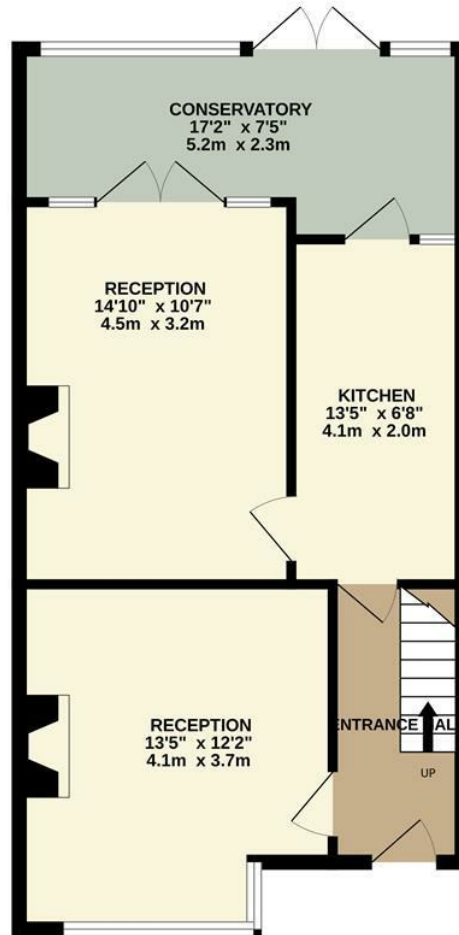


- Chain Free
- First Floor Bathroom
- Fitted Kitchen
- Double Glazing
- 1930's Terraced House
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Walthamstow/Chingford Borders

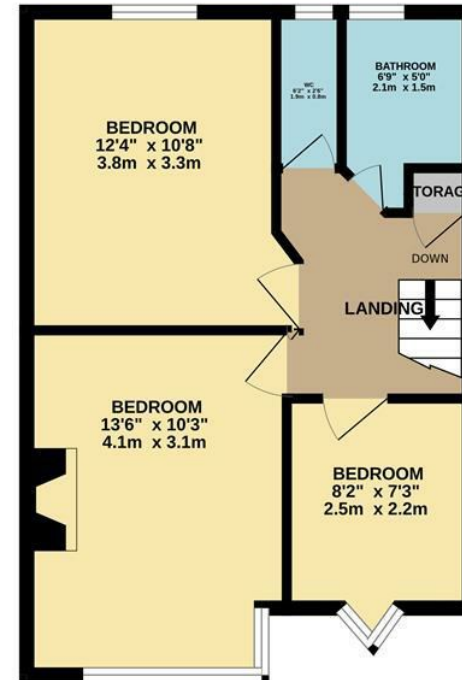
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GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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To view call **0208 503 6060**

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