

CHURCHILL
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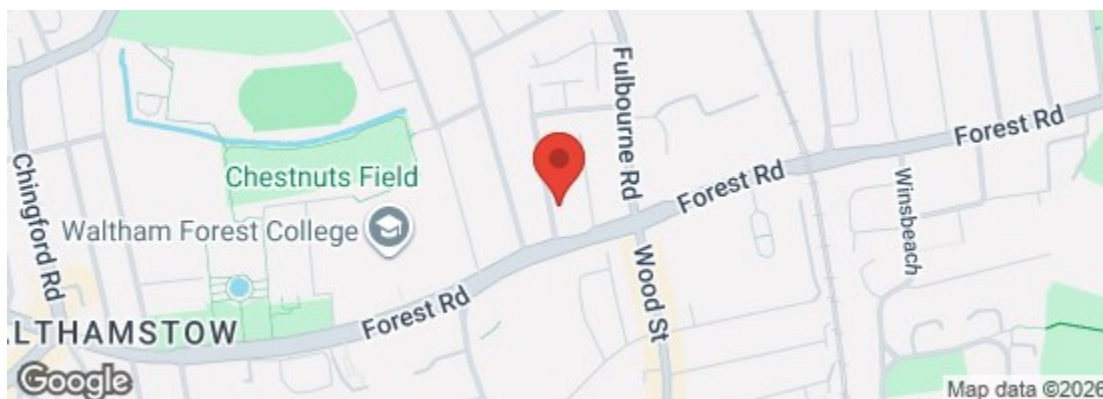
Clifford Road, Walthamstow, E17 4JE

Price Guide £700,000 Freehold

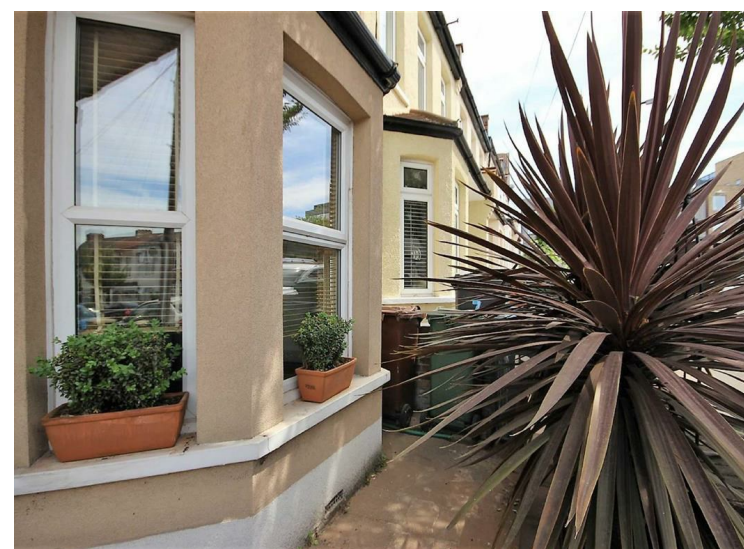
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Council: Waltham Forest | Council Tax Band: C | Floor Area: 950.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



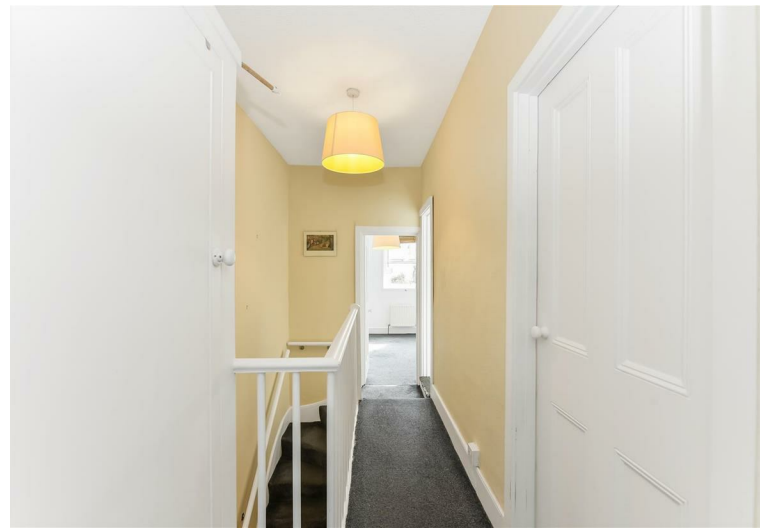
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **0208 503 6060**

Email: walthamstow@wearechurchills.co.uk



Property Description
Guide price £700,000-£750,000

Nestled on the charming Clifford Road in Walthamstow, this delightful three-bedroom Victorian mid-terrace house presents an excellent opportunity for both families and investors alike. Spanning an impressive 950 square feet, the property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The three spacious bedrooms provide ample accommodation, making it an ideal choice for those seeking a comfortable living space. The bathroom is conveniently located, ensuring practicality for everyday living. This home is offered on a chain-free basis, allowing for a smooth and efficient purchase process.

One of the standout features of this property is its close proximity to Wood Street Weaver Line Station, which offers excellent transport links for commuters. Additionally, the easy access to Epping Forest allows for a variety of outdoor activities, making it a perfect retreat for nature lovers.

With potential for further growth, subject to planning permission, this property represents a promising investment opportunity. Whether you are looking to settle down in a vibrant community or seeking a property with the potential for future development, this charming Victorian terrace is not to be missed. Embrace the chance to make this house your home in the heart of Walthamstow.