



**CHURCHILL**  
estates



# Coleridge Road, London

Offers In The Region Of  
£825,000

Tenure : Freehold

Floor Area : sq ft

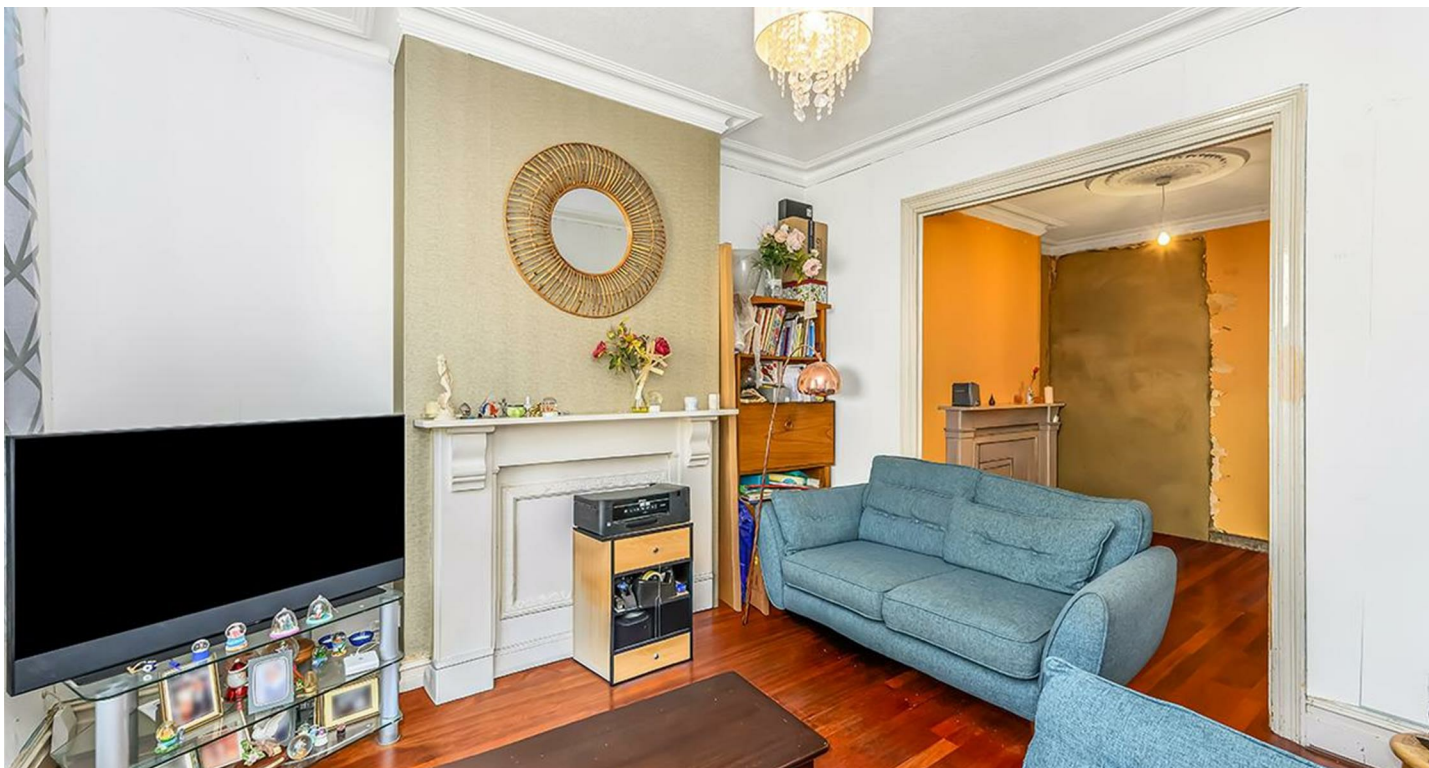
Local Authority :

Council Tax Band : D

Bedrooms : 3

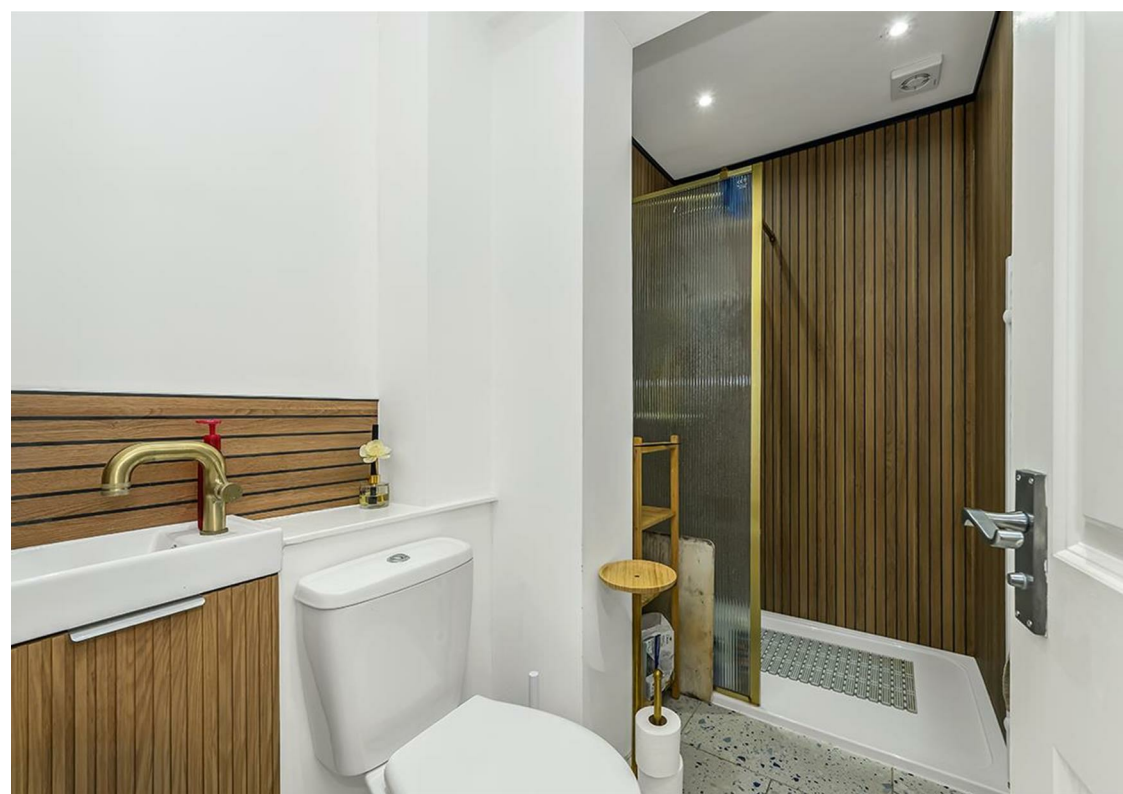
Receptions : 2

Bathrooms : 2



## Energy Efficiency Rating

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



This attractive three bedroom period property is set on the sought-after tree-lined Cloeridge Road, just 600 metres from Walthamstow Central and within walking distance of Lloyd Park. Blending classic character with modern upgrades, it offers a fantastic opportunity for buyers looking for a home in a highly convenient yet residential setting.

The property has been extended to the rear, creating a spacious and contemporary kitchen area finished to a modern standard and enhanced by skylights that bring in an abundance of natural light. The ground floor offers well-balanced living space, ideal for both day-to-day family life and entertaining.

Upstairs, there are three bedrooms, providing flexible accommodation for families, guests or home working. The property also benefits from a great-size garden, offering a private outdoor space to enjoy, while the existing layout presents excellent potential to extend into the loft, subject to the usual permissions.

With its period charm, generous accommodation and superb location close to transport, green space and local amenities, this is a home that will appeal to a wide range of buyers. Cloeridge Road remains a particularly desirable address, and the combination of space, light and future potential makes this an especially attractive proposition.





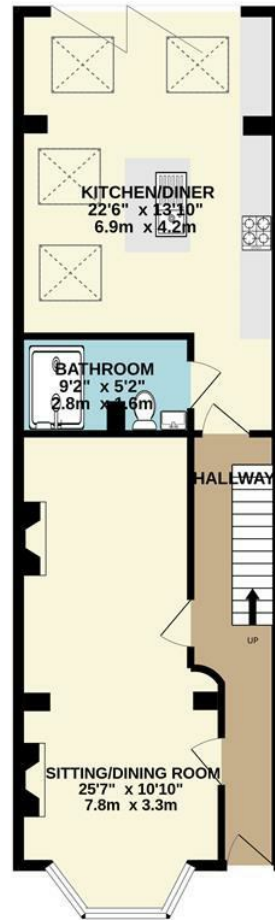


- Three Bedroom Period Property
- Modern Rear Extension
- Walking Distance to Lloyd Park
- Potential to Extend (STTP)
- Only 600 Metres to Walthamstow Central station (Central and Weaver Lines)
- Contemporary Kitchen
- Double Glazing
- Open Plan Reception Room





GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 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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