

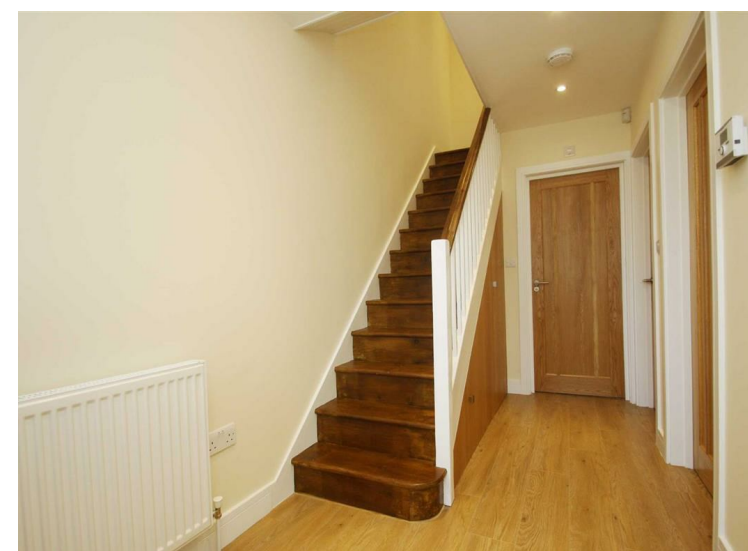
TOTAL FLOOR AREA: 964 sq. ft. (89.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropac (2020).

Council: Waltham Forest | Council Tax Band: C | Floor Area: 964.00 sq ft



**CHURCHILL**  
estates

Lawrence Avenue, Walthamstow, E17 5PQ  
 Offers In Excess Of £550,000 Freehold  
 Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



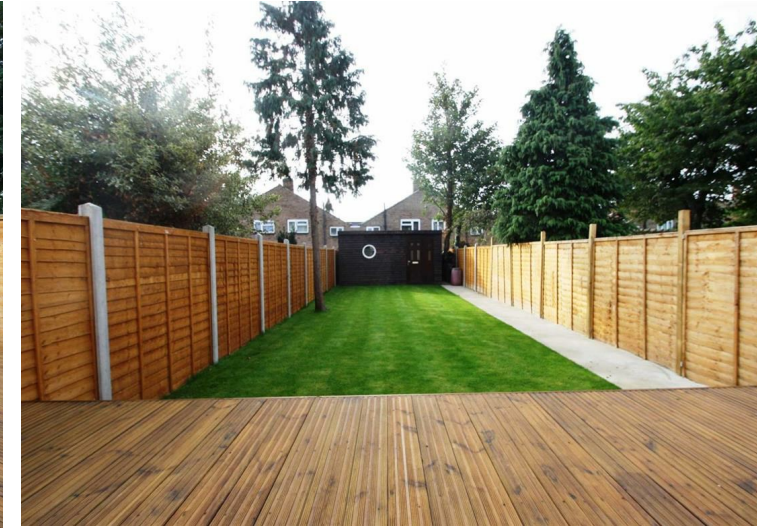
Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

**CHURCHILL**  
estates

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>89</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>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>71</b>                                   |                         |
| 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.



Nestled on the charming Lawrence Avenue in Walthamstow, this modern three-bedroom terraced house presents an excellent opportunity for families seeking a comfortable and convenient home. Spanning an impressive 964 square feet, this extended ground floor property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a bright reception room, perfect for relaxation or entertaining guests. The property features three spacious bedrooms, providing ample room for family members or guests. Additionally, the ground floor includes a convenient shower room, enhancing the practicality of daily living.

One of the standout features of this home is its proximity to the picturesque Wetlands, offering a serene escape for nature lovers. Furthermore, the Blackhorse Road Victoria Line Station is just a short distance away, ensuring easy access to central London and beyond. The area is also rich in local amenities, with shops, cafes, and schools all within reach, making it an ideal location for families.

For those looking to expand their living space, there is potential for a loft extension, subject to planning permission. This offers a fantastic opportunity to customise the home to suit your needs.

Offered on a chain-free basis, this terraced family home in Higham Hill is a rare find and is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.