



**CHURCHILL**  
estates

# Hillcrest Road, Upper Walthamstow



Offers In Excess Of  
£1,000,000

Tenure : Freehold

Floor Area : 1652.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 2

Bathrooms : 3



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



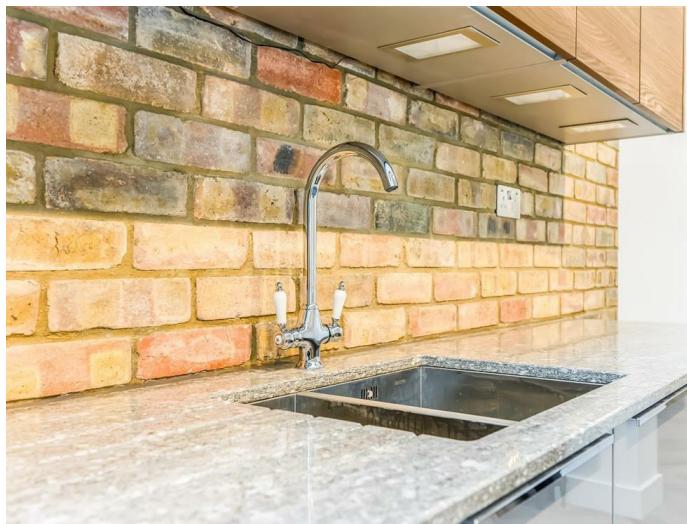
Nestled on the charming Hillcrest Road in London, this impressive four double bedroom terraced house in Upper Walthamstow is a remarkable find for families seeking both space and comfort. The property has been recently refurbished, ensuring a modern and inviting atmosphere throughout.

As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying family time. The generous layout allows for a seamless flow between the living areas, creating a warm and welcoming environment. The heart of the home features a well-appointed kitchen that complements the overall design, making it an ideal space for culinary enthusiasts.

The property boasts four well-proportioned bedrooms, including a master suite with the added luxury of an ensuite bathroom. This thoughtful design provides privacy and convenience for the occupants. Additionally, the house has been extended both in the loft and at the rear, offering even more living space to accommodate a growing family.

With two bathrooms in total, morning routines will be a breeze, alleviating the usual congestion often found in family homes. The chain-free status of this property adds to its appeal, allowing for a smoother transition for potential buyers.

Conveniently located with easy access to Wood Street, residents will enjoy the benefits of local amenities, transport links, and green spaces nearby. This property is not just a house; it is a home that promises comfort, style, and a vibrant community lifestyle. Don't miss the opportunity to make this exceptional property your own.



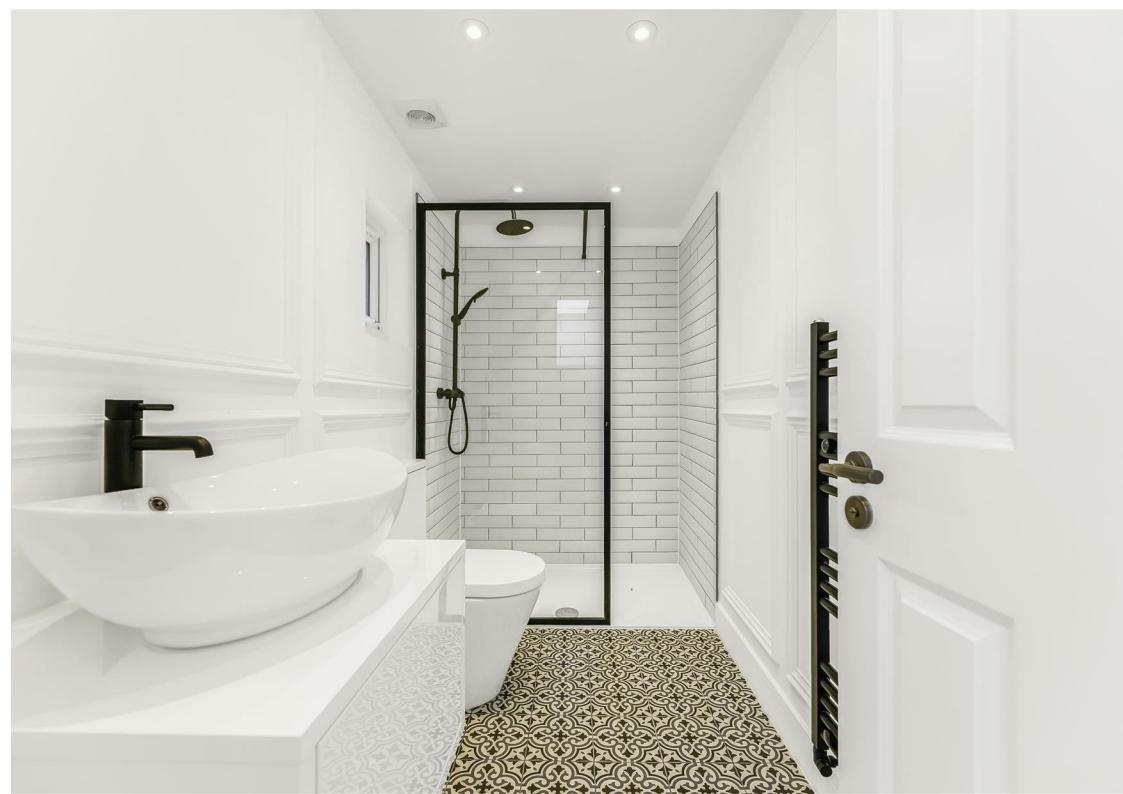
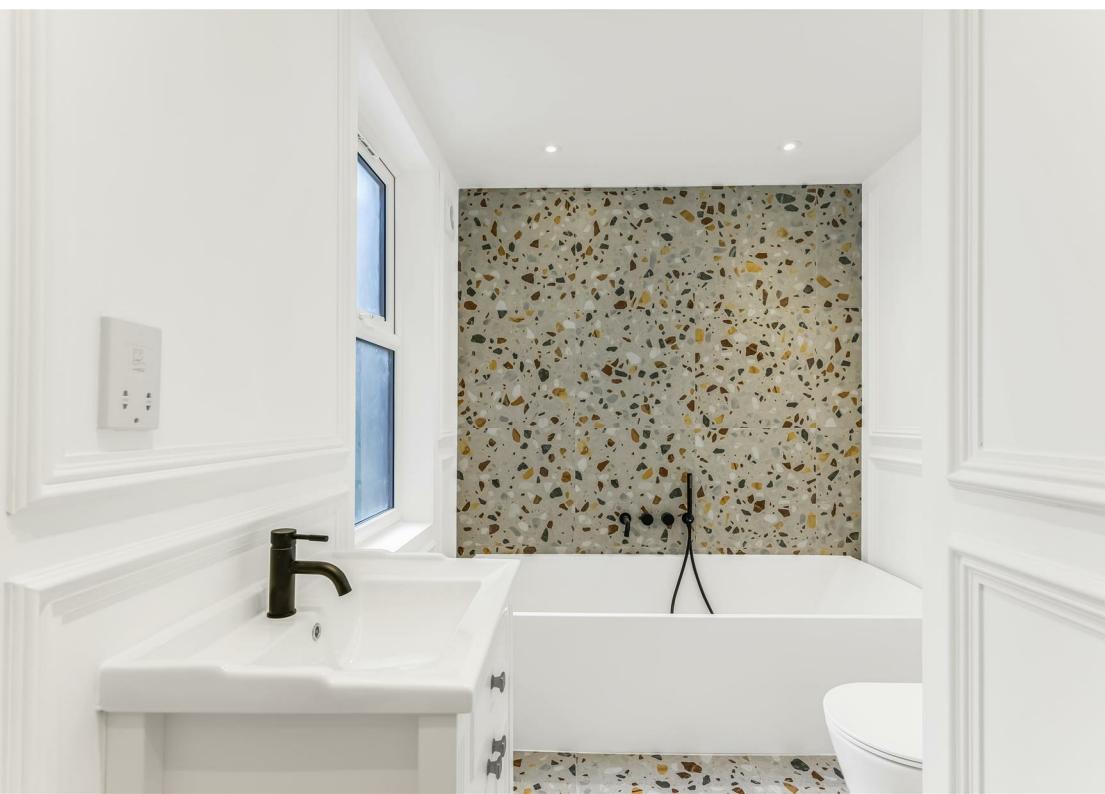




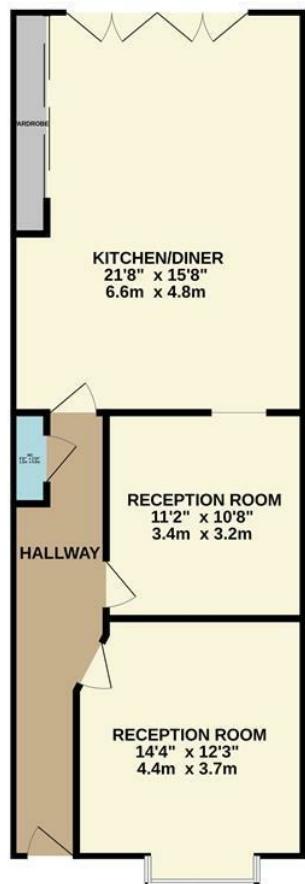
- chain free
- Four double bedrooms
- generous sized accommodation
- walking distance to Wood Street Weaver Line Station

- Upper Walthamstow location
- en-suite
- refurbished throughout





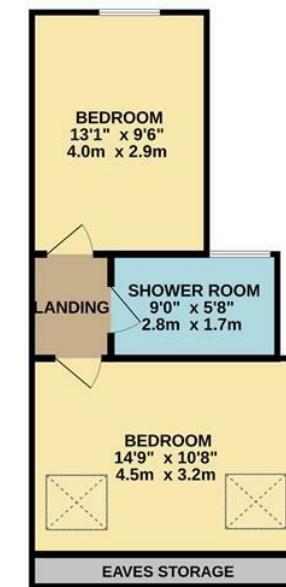
GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 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 guidance 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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