

TOTAL FLOOR AREA: 922 sq ft. (86.5 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements, of plans, sections, views and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The agent does not warrant the accuracy of the information and the plan is not to be relied upon for any legal purpose. Plans and drawings ©2024

Council: Waltham Forest | Council Tax Band: C | Floor Area: 1022.00 sq ft

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Gloucester Road, Walthamstow, E17 6AE
 £2,500 Per Calendar Month

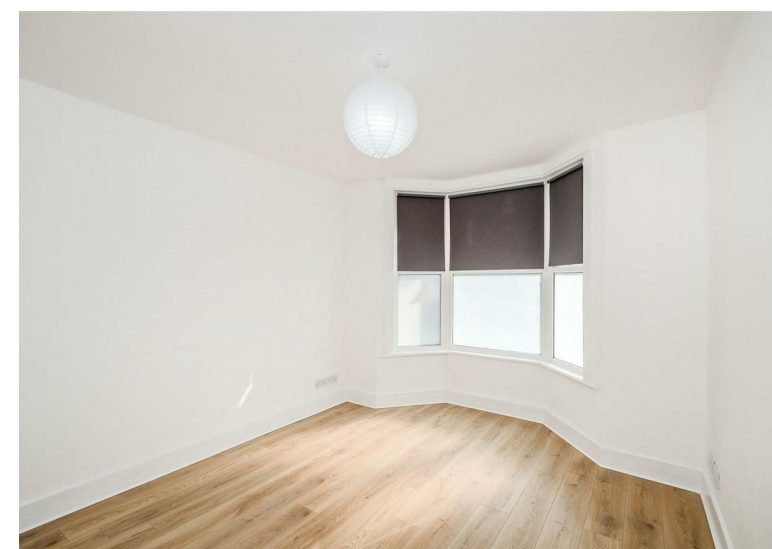
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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**



Nestled on the charming Gloucester Road in Walthamstow, E17, this delightful three-bedroom Victorian terrace house offers a perfect blend of modern living and classic character. Spanning an impressive 1,022 square feet, the property is available for immediate occupancy and comes unfurnished, allowing you to personalise the space to your taste.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is undoubtedly the newly fitted modern kitchen, which is designed to meet the needs of contemporary living. The ground floor also features a well-appointed bathroom suite, ensuring convenience for you and your guests.

The property boasts three generously sized bedrooms, each offering a comfortable retreat at the end of the day. Natural light floods the interiors, thanks to the double glazing throughout, creating a warm and inviting atmosphere.

One of the standout features of this home is the large private rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying a quiet moment in nature. The garden space is a rare find in urban settings and adds significant value to the property.

With gas central heating, you can enjoy a cosy environment during the cooler months. The location is particularly advantageous, with Blackhorse Road Victoria Line Station just a short distance away, providing excellent transport links to central London. Additionally, the highly revered Walthamstow Wetlands is nearby, offering a beautiful natural escape for walks and leisure activities.

This property is an ideal choice for families or professionals seeking a modern home in a vibrant community. Don't miss the opportunity to make this charming Victorian terrace your new home.

