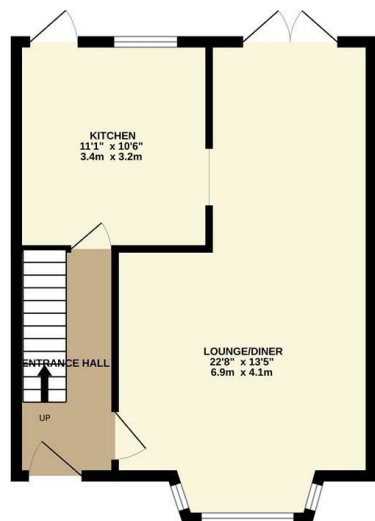
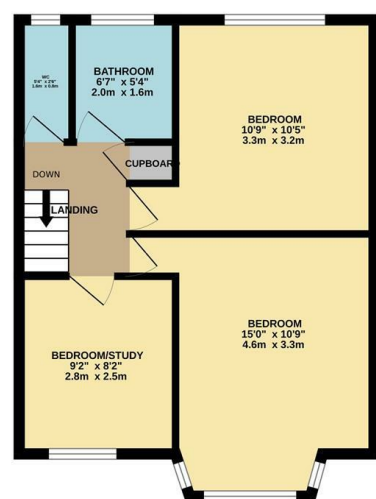




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

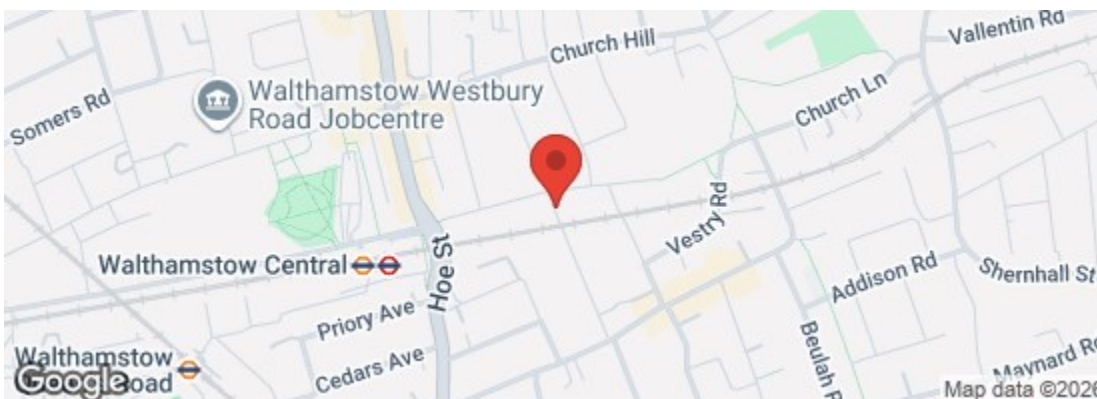
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metronix (2020)

Council: LB Waltham Foret | Council Tax Band: D | Floor Area: 1119.46 sq ft

CHURCHILL
estates

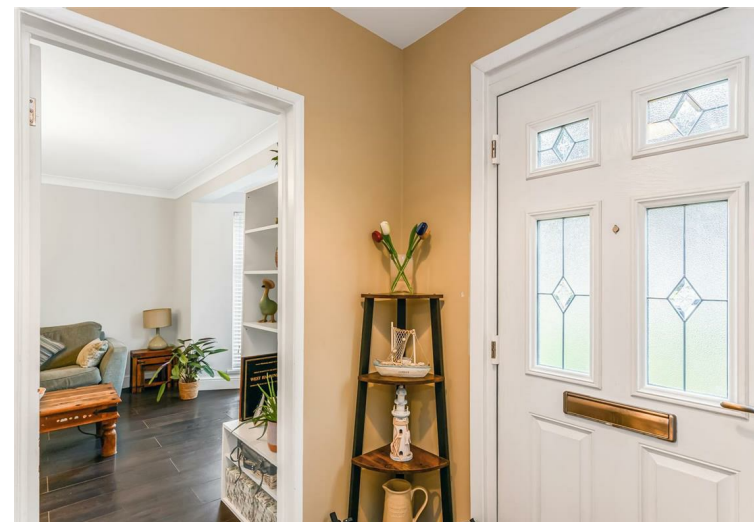
West Avenue, London, E17 9QN
Guide Price £825,000 Freehold
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	76
EU Directive 2002/91/EC			

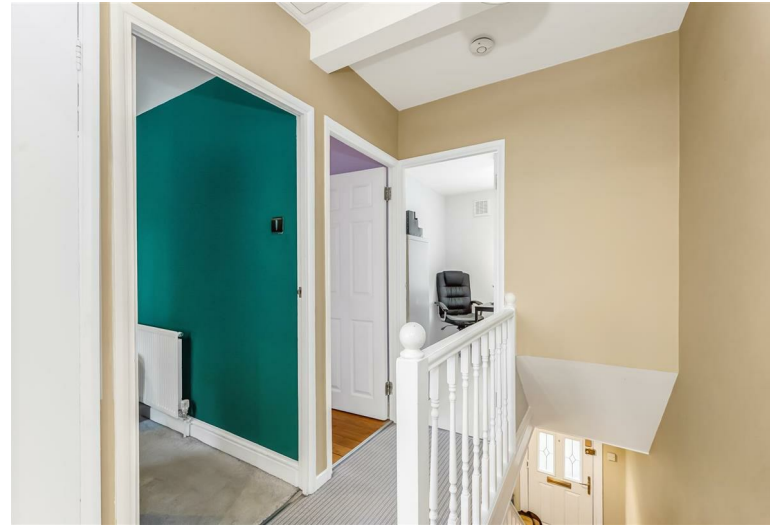


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

CHURCHILL
estates



Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Tucked away on the edge of Walthamstow Village and minutes walk from Walthamstow Central Station, with both the Victoria Line and Overground close by, this attractive mid 1960s three bedroom end of terrace family home occupies one of the area's most sought-after settings.

The house enjoys a beautiful 65ft+ south west facing garden and offers exciting potential for the future, including the possibility of creating off-street parking and a two story extension to the rear, subject to the necessary planning permissions.

Inside, the home feels bright and welcoming from the moment you step through the door. A comfortable entrance hall leads to both the kitchen and the generous through lounge, which is bathed in natural light thanks to full height bay windows to the front and double doors opening onto the garden. To the rear sits a timber built cabin, providing a versatile space that would work perfectly as a home office, studio or somewhere to relax and entertain.

Upstairs are two comfortable double bedrooms, a well proportioned third single bedroom which would make the perfect nursery or home office plus a bright bathroom with separating w/c.

A lovely family home with plenty of scope to grow and make your own, perfectly positioned to enjoy everything Walthamstow Village has to offer, from its renowned restaurants and cafés to its independent shops and excellent transport connections.

What more could you wish for in a family home? Get in touch with our experienced sales team to find out more or arrange a viewing.