



Council: Waltham Forest | Council Tax Band: E | Floor Area: 1544.00 sq ft

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	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: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Nestled on Loxham Road in the vibrant city of London, this charming end terrace house presents an excellent opportunity for families and individuals alike. Boasting four generously sized double bedrooms, this property offers ample space for comfortable living. Each bedroom is designed to provide a peaceful retreat, making it ideal for relaxation after a busy day.

The house features an integral garage, providing convenient parking and additional storage options. This practical aspect is particularly appealing in a bustling urban environment, where space can often be at a premium. Furthermore, the property holds significant potential for extension, allowing you to tailor the home to your specific needs and preferences, whether that be expanding living areas or creating additional rooms.

Located within easy reach of Walthamstow, residents will enjoy the benefits of a lively community with a variety of shops, restaurants, and recreational facilities. The area is well-connected, making commuting to central London straightforward and convenient.

This property is not just a house; it is a canvas for your future. With its spacious layout, integral garage, and potential for expansion, it is an ideal choice for those looking to create their dream home in a sought-after location. Do not miss the chance to explore this wonderful opportunity in the heart of London.

