



1930's built three bedroom Semi-detached property with 100ft plus south west facing garden.



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## Foresters Drive, Walthamstow, E17 3PG

Guide Price £780,000 Freehold

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	79
(21-38) F	44
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Tenure: Freehold  
EPC Rating: tba  
Council Tax Band: D



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Guide price £780,000 - £830,000.

Perfectly positioned on a pretty tree lined turning in the popular Upper Walthamstow area is this larger than average three bedroom Semi-detached 1930's built property which is full of charm and potential. Benefiting from a shared drive offering off street parking plus access to both a detached garage and South West facing rear garden which is in excess of 100ft.

Being just minutes stroll from Hollow Ponds Boating Lake and the beginnings of the picturesque Epping Forest, whilst also being within walking distance of both Wood Street Overground Station and Snaresbrook Central Line Station, with both offering excellent connections in and out of London, the property also offers access to an excellent selection of Cafés, restaurants and schools.

Offering just over of 1000 sq ft, this 1930's built family property offers generous ground floor accommodation enjoying a spacious entrance, two receptions, kitchen plus a conservatory to the rear overlooking the impressive mature rear garden. Up on the first floor are two double bedrooms, plus a further single , family bathroom with the potential to extend up into the loft space to create yet another spacious double bedroom.

The wonderfully mature rear garden seems to simply keep on going. With the potential of an extension to the rear of the ground floor which would create an impressive and spacious kitchen family room which would offer so much to the property, without compromising the outside space, unlike most properties you would find in Walthamstow. This truly would make the perfect purchase, being set in such a peaceful yet well connected location with the endless options of improvements to help make it their own and create a family home that will meet any growing families needs for years to come.

Call one of our experienced sales team to discuss the property further or to organise a viewing.

Tenure: Freehold  
 EPC Rating: Currently being assessed  
 Council Tax Band: D