



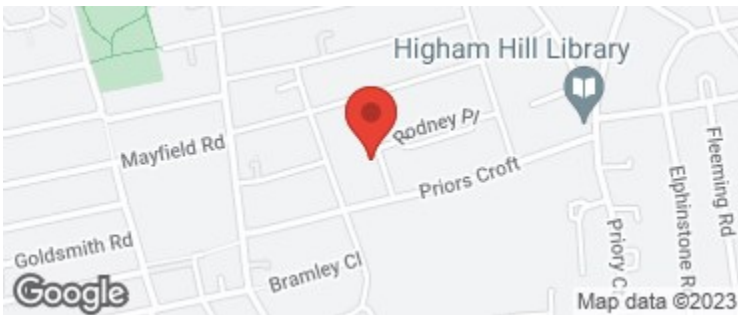
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Tenure: Freehold
Council Tax band C
EPC: F

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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To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk

Three bedroom terrace with 60ft west facing rear garden

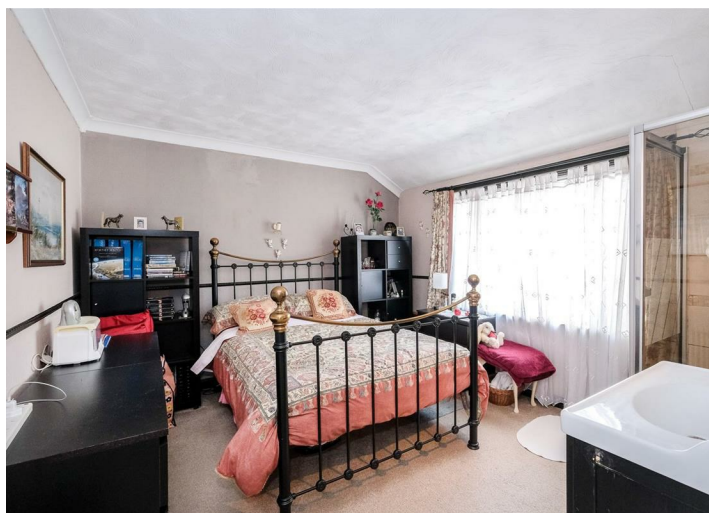
CHURCHILL
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Windsor Avenue, Walthamstow, E17 5NL
Offers In Excess Of £475,000 Freehold



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Guide Price £450,000-£500,000

Located in a quiet turning in the heart of the Higham Hill Area within the catchment of the OFSTED Outstanding rated Hillyfield Primary School and walking distance to both Blackhorse Road & Walthamstow central Victoria line Stations is this three bedroom mid terrace family home which offers great potential to extend (STPP)

The property offers three bedrooms, kitchen/diner, first floor bathroom, electric heating, conservatory, an approximate 60ft West facing rear garden and is within a short stroll of Lloyd Park, thus an immediate internal inspection is advised to avoid disappointment.