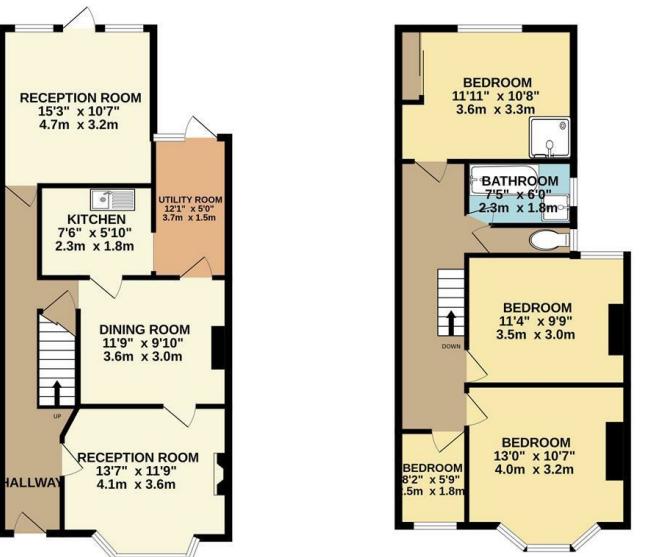




GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq ft (113.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy and suitability of the dimensions contained in this plan. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not a survey and should not be used for any other purpose. It is the responsibility of the buyer to have the plan checked by a surveyor before purchase. The plan is not a survey and should not be used for any other purpose. It is the responsibility of the buyer to have the plan checked by a surveyor before purchase.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1241.00 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 | 79 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 39 | |
| 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

Woodstock Road, Walthamstow, E17 4BJ
Price Guide £775,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



CHURCHILL
estates

Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Guide Price £775,000-£825,000
Nestled on the charming Woodstock Road in Upper Walthamstow, this delightful end-of-terrace house, built in 1905, offers a perfect blend of period charm and modern living. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy family evenings and lively gatherings with friends.

The house boasts spacious accommodation throughout, allowing for comfortable living. The well-appointed bathroom caters to the needs of a busy household, while the potential for further growth, subject to planning permission, presents an exciting opportunity for those looking to enhance their investment. The vendors have building regulation approval in place.

Conveniently located, the property offers easy access to Wood Street station, making commuting a breeze for those who work in the city. Additionally, the stunning Epping Forest is just a short walk away, providing a perfect escape into nature for leisurely strolls, picnics, or outdoor activities.

This property not only offers a wonderful home but also the promise of future potential in a sought-after area. With its blend of character, space, and location, this house on Woodstock Road is a rare find that is sure to attract interest. Don't miss the chance to make it your own.

