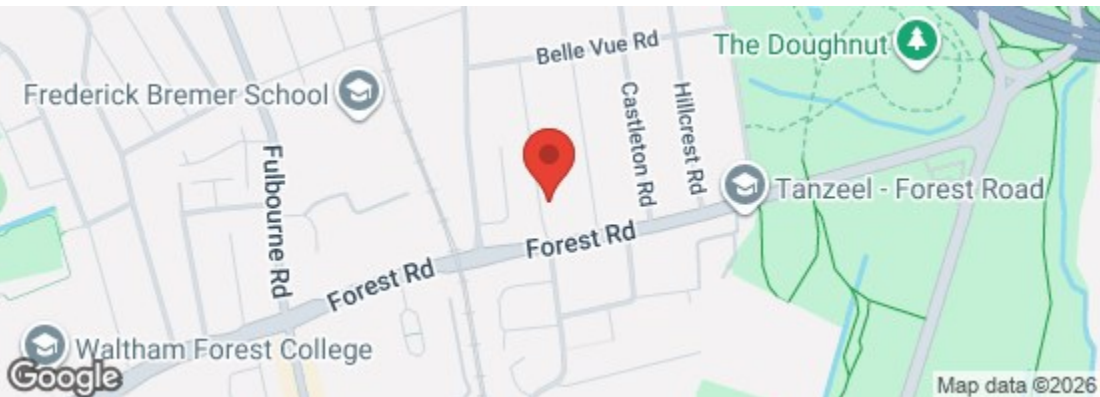


CHURCHILL
estates

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

Bedrooms: 4 | Reception Rooms: 2 | 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	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.

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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.

