

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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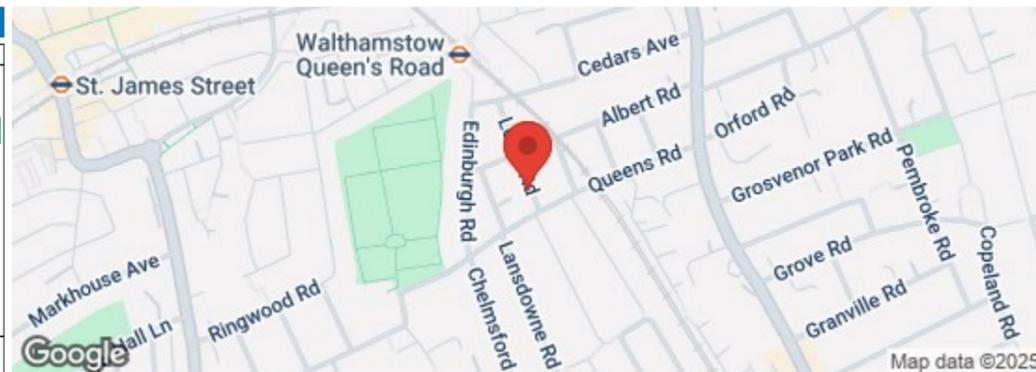
Council: Waltham Forest | Council Tax Band: C | Floor Area: 1015.00 sq ft



Lorne Road, Walthamstow, E17 7PX
£680,000 Freehold

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

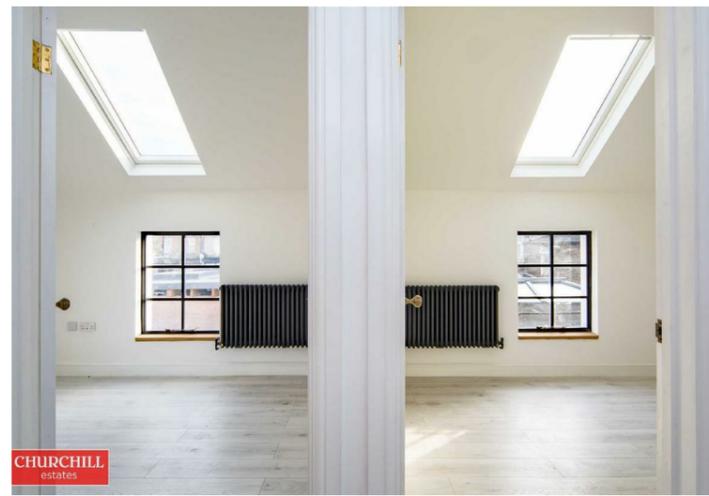
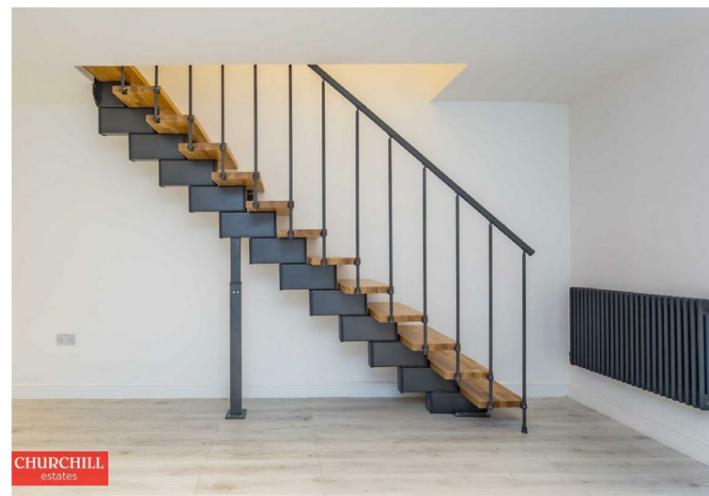
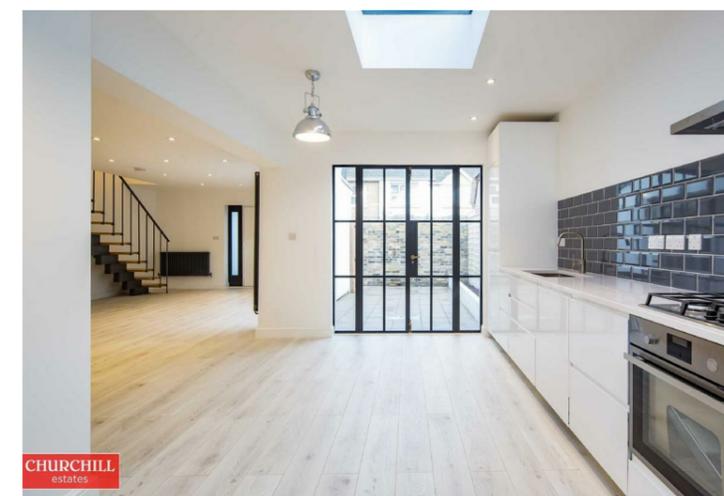
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**



Guide price £680,000-£710,000

This delightful former Coach House has been thoughtfully remodelled to create modern living space. With two bedrooms to the first floor, one having its own balcony, this property is ideal for small families, couples, or individuals seeking a comfortable and stylish home.

Upon entering, you are welcomed into a spacious open plan living space that exudes warmth and charm, making it an inviting space for relaxation or entertaining guests. The layout flows seamlessly, leading to a well-appointed kitchen that is both functional and aesthetically pleasing. The private Courtyard is viewed via Crittall style windows and doors from both the Living & Kitchen areas, which in turn flood the accommodation with natural light.

The location is particularly appealing, as Walthamstow is known for its vibrant community, excellent transport links, and an array of local amenities, including shops, cafes, and parks.

The property presents a wonderful opportunity for those looking to settle in a lively and welcoming area. With its combination of space, style, and location, it is a property not to be missed. This home offers the perfect setting for a fulfilling lifestyle.