



TOTAL FLOOR AREA - 694 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown are not guaranteed and no guarantee as to their operability or efficiency can be given.
Based on average 2020/21

Council: Waltham Forest | Council Tax Band: C | Floor Area: 694.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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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Hervey Park Road, Walthamstow, E17 6LJ
Offers Over £650,000 Freehold

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



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



Nestled on the charming Hervey Park Road in Walthamstow, this delightful mid-terrace Victorian house offers a perfect blend of classic elegance and modern comfort. Boasting two generously sized double bedrooms, this family home is ideal for those seeking space and style in a vibrant community.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The ground floor features a well-appointed family bathroom, ensuring convenience for all residents. The property is equipped with gas central heating and double glazing, providing warmth and energy efficiency throughout the year.

One of the standout features of this home is its private rear garden, a tranquil oasis for relaxation or outdoor activities. Additionally, the property is conveniently located within a short walk to Blackhorse Road Victoria line station, making commuting to central London a breeze. For those who enjoy nature, the Walthamstow Wetlands and the bustling market are also within walking distance, offering a variety of leisure and shopping options.

This Victorian terrace home which is offered on a CHAIN FREE BASIS is not just a place to live; it is a lifestyle choice, combining the charm of period features with the practicality of modern living. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is a must-see. Don't miss the opportunity to make this lovely house your new home.

