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CHURCHILL
estates

Garner Road, Walthamstow

Chain Free £550,000

Tenure : Freehold

Floor Area : 1029.00 sq ft

Local Authority : waltham forest

Council Tax Band : D

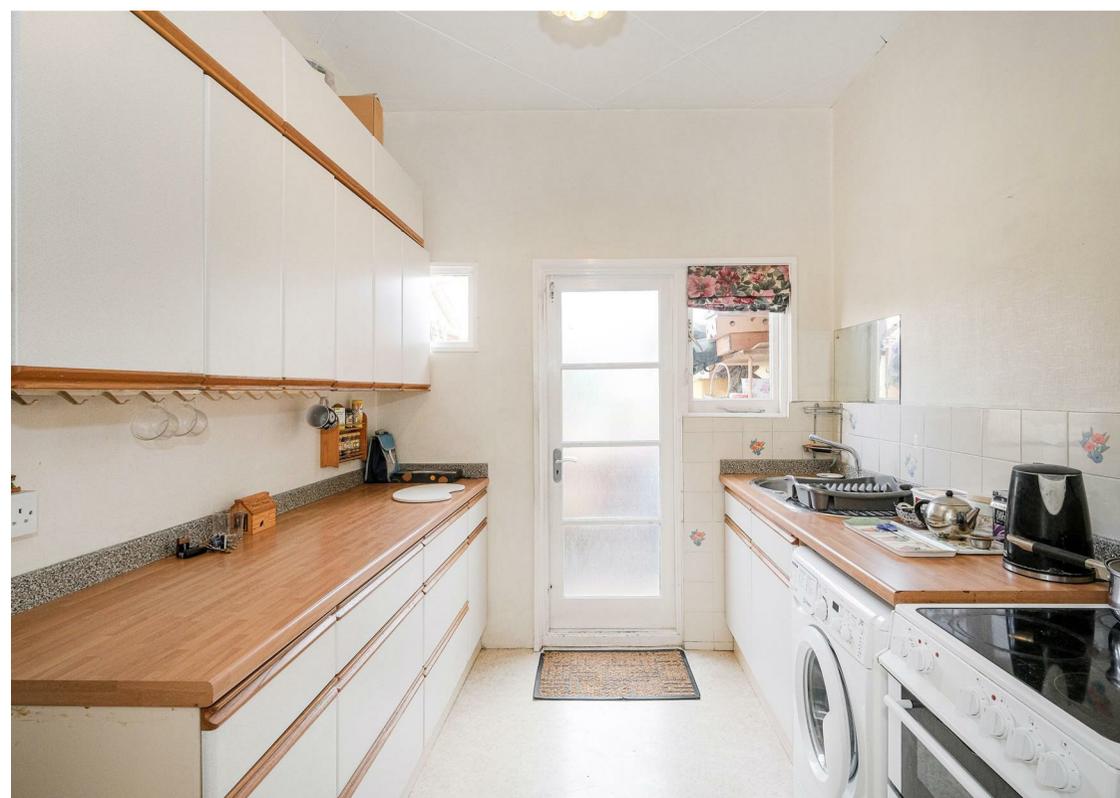
Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



This deceptively spacious Three bedroom end of terrace house is situated on a quiet tree lined turning within just a short stroll from Wood Street, with it's array of shops, bars restaurants and Wood Street Overground station 0.8 miles (Zone 4) as well as Highams Park 0.8 miles (Zone 4) and Walthamstow Central 1.1 miles (Zone 3)

The property is offered on a chain free basis and has many fine original features including two spacious receptions, conservatory/lean-to, first floor family bathroom with separate WC. The bright & spacious living accommodation also offers plenty of potential to extend to the rear and loft (STPP).

If you are looking for a home which offers an abundance of space and bags of potential, whether for your Family or working from home, this could be the one for you, call one of our team on 020 8503 6060 to arrange your appointment to view.

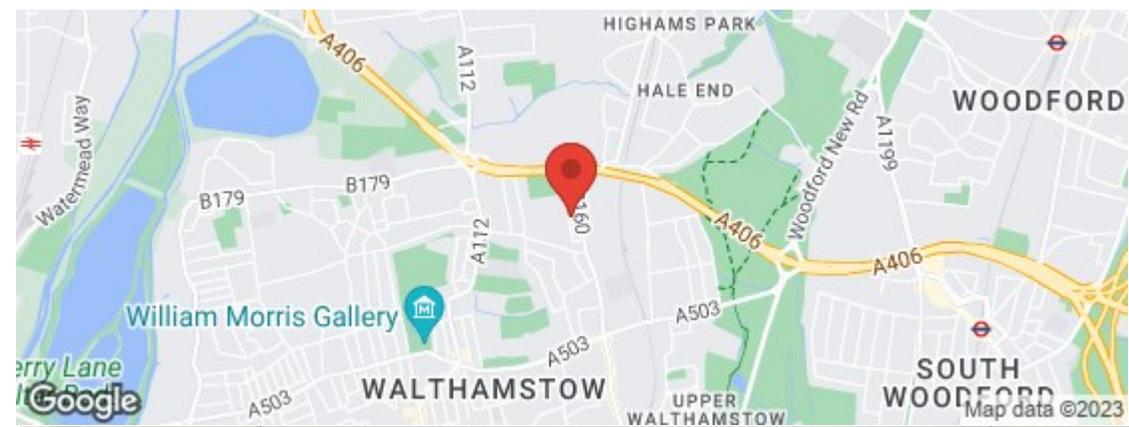






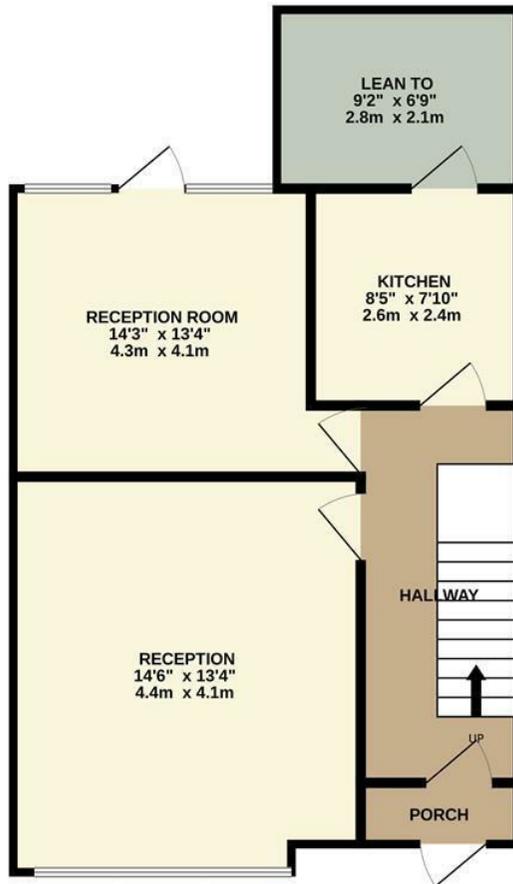
- chain free
- end of terrace
- potential to extend (stpp)

- two receptions
- first floor bathroom
- walking distance to both Highams Park & Wood street Stations





GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To view call **0208 503 6060**

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