



Guide price £650,000 - £700,000. Deceptively spacious three bedroom mid terrace house offering excellent scope



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	72 <b>B</b> 89
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Tenure: FREEHOLD  
Council Tax Band: D  
EPC Rating: TBC

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.

**Gloucester Road, Walthamstow, E17 6AF**  
Guide Price £650,000 Freehold



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Offered with no ongoing chain is this deceptively spacious three bedroom family house having a large south facing rear garden with store room.

Presently offering accommodation arranged over two floors, having a spacious through lounge, galley style kitchen and sun lounge to the ground floor, whilst to the first floor there are three bedrooms and bathroom/wc. The property offers excellent scope for both extensions to the rear and loft (stpp) as well as personalising the interior to meet your requirements.

An interior inspection comes highly recommended, so call our team on 020 8503 6060 to book your appointment now.