



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of sites, buildings, 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 as a guide to the proposed purchase. The agent, its agents and the advertiser accept no liability for any error or omission and the advertiser is not to be held responsible for any error or omission. Made with AutoCAD 2014.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1013.00 sq ft



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Jewel Road, Walthamstow, E17 4QX
Offers In Excess Of £700,000 Freehold
Bedrooms: 3 | 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		48	74
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**



Welcome to this charming end terrace Victorian house located on Jewel Road in the sought-after area of Walthamstow. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a classic Victorian style with a double bayed front, adding character and curb appeal. Imagine sipping your morning tea by the bay window, soaking in the warmth and charm of this lovely home.

Conveniently situated, this house offers easy access to Walthamstow Central Station, making your daily commute a breeze. For art enthusiasts, a gentle stroll will take you to the renowned William Morris Gallery, where you can immerse yourself in the beauty of arts and crafts.

One of the highlights of this property is the potential for extension, subject to planning permission. Whether you dream of a spacious kitchen-diner, a luxurious master suite, or a bright sunroom, the possibilities are endless.

Don't miss the opportunity to make this house your own and create a warm and inviting space that you'll be proud to call home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this charming Victorian house on Jewel Road has to offer.

