



TOTAL FLOOR AREA: 1260 sq. ft. (117.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint 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.
 Made with Metropac C2024

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

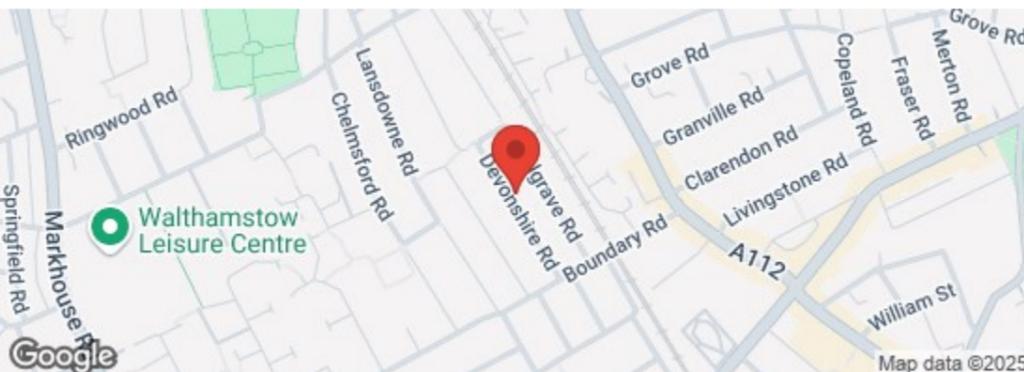
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Devonshire Road, Walthamstow, E17 8QJ

Offers In Excess Of £625,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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Request a Viewing: **0208 503 6060** Email: walthamstow@churchill-estates.co.uk



Offers In Excess Of £625,000

Welcome to this charming Victorian Terrace located on Devonshire Road in the heart of Walthamstow. This delightful property boasts a chain-free status, making it a hassle-free option for those looking to move in quickly. As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. With two well-proportioned bedrooms, there is ample space for a small family or guests. Additionally, the loft room offers versatility, whether as a home office, playroom, or extra storage space.

The property features a bathroom for your convenience. Furthermore, the potential to extend both to the rear and into the loft, subject to planning permission, provides an exciting opportunity to tailor the space to your liking and increase the property's value. Situated in close proximity to Queens Road and Walthamstow Central Stations, commuting is made easy for residents. The vibrant neighbourhood offers a variety of amenities, including shops, restaurants, and parks, ensuring a fulfilling lifestyle for the lucky new owners.

Don't miss out on the chance to own this lovely house on Devonshire Road. Book a viewing today and envision the endless possibilities this property holds for you and your loved ones.