

Guide price £650,000 - £700,000. Older style three bedroom home offering extension and modernisation opportunity



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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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Melbourne Road, Walthamstow, E17 6LR
Guide Price £650,000 Freehold

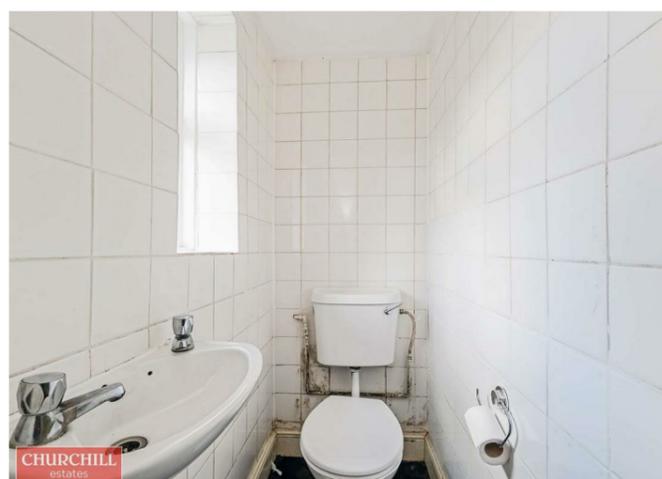
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	89
England & Wales	EU Directive 2002/91/EC



Tenure: Freehold
Council Tax Band: C
EPC Rating: E50

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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This Three bedroom older style family house is situated in this popular location, being accessible to both Blackhorse Road and Walthamstow Central Stations, shopping facilities, schools and buses.

Presently the property offers an entrance hall giving access to the two reception rooms, a generous sized kitchen with lobby to the rear giving access to the bathroom & wc, whilst to the first floor there is a landing giving access to the three double bedrooms as well as the loft, with potential to extend to provide further living accommodation. The property offers an excellent opportunity for a purchaser to modernise, remodel and extend (stpp) to create their ideal home and is offered to the market on a chain free basis.

Tenure: Freehold
Council Tax Band: C
EPC Rating: E 50

