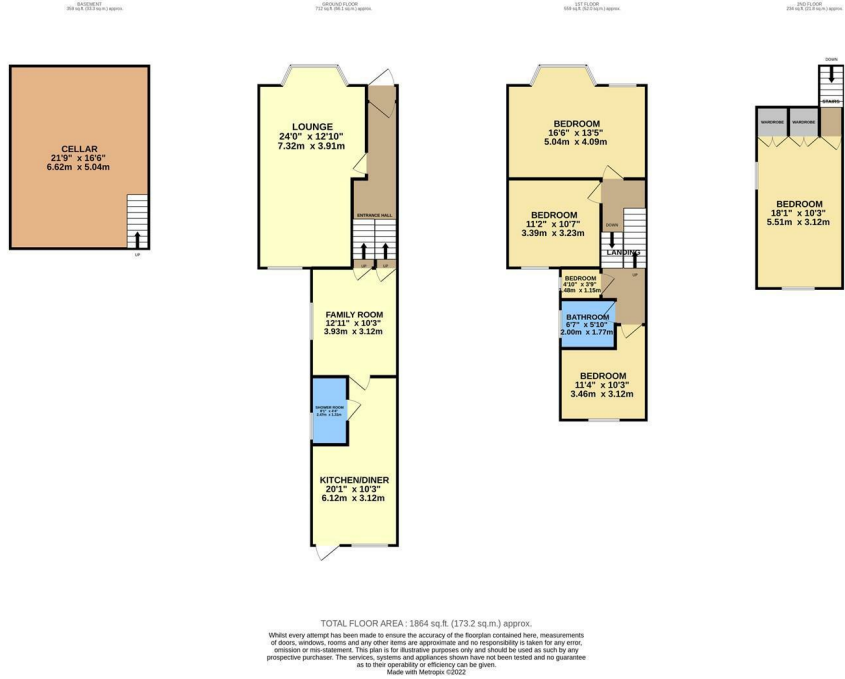




(Greenleaf Primary School) Four bedroom semi detached family home measuring in excess of 1500 sq ft and benefiting from off street parking, rear garden in excess of 90ft, large cellar.

CHURCHILL
estates



Melville Road, Walthamstow, E17 6QT

Guide Price £1,000,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Tenure - Freehold
Council Tax Band - E
EPC - TBA

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.

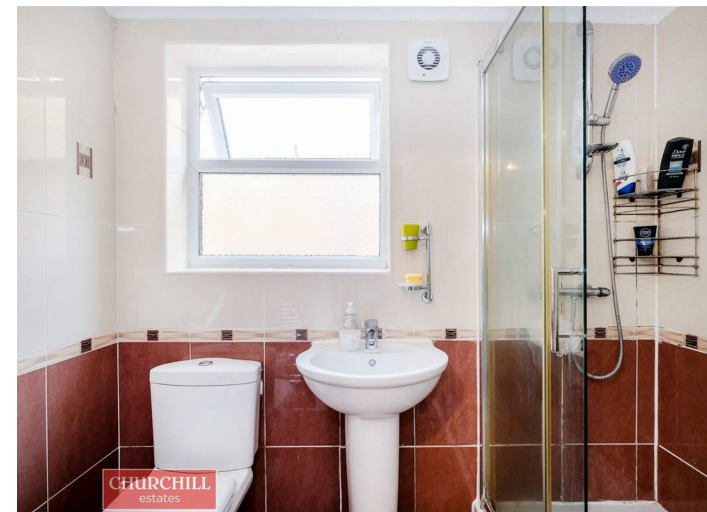
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



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Guide price £1,000,000 - £1,100,000

Positioned on this pretty tree lined turning within a short walk of Walthamstow Central, Lloyd Park and the popular Greenleaf Primary School is this spacious four bedroom Semi-detached family home measuring in excess of 1500 sq ft, enjoying off street parking, a rear garden in excess of 90ft, large cellar and potential to create a wonderful family home.

Set over two split level floors ,with a third to the rear addition, this unique property offers two receptions, a large kitchen diner which overlooks and leads to the rear garden, four generous bedrooms plus two bathrooms.

This has been a loved family home for many years but now it's time for the current owners to move on and welcome a new lucky family to enjoy this amazing space. With the additional potential to extend both on the ground floor to create a spacious side return kitchen family room, and up into the loft space to add additional accommodation, rarely does a house come to market in such a great location with the space to have all you could wish for to create the perfect family home.

Call one of our experienced sales team to discuss the property further or to organise a viewing.