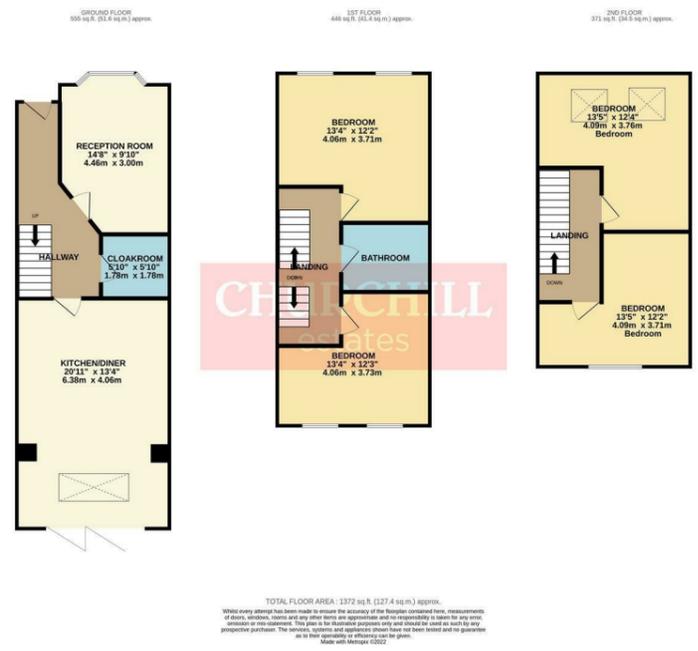




Guide price £700,000 - £750,000 This attractive 00's built family home is situated in a pleasant tree lined turning off Higham Hill, therefore being accessible to local shopping facilities, Higham Hill Park, Hillyfield Primary Academy and Blackhorse Road Station.



## Gloucester Road, Walthamstow, E17 6AF

Guide Price £700,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Tenure: Freehold  
 EPC Rating: B  
 Council Tax Band: E

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.



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

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 Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



Guide price £700,000 - £750,000

This attractive 00's built family home is situated in a pleasant tree lined turning off Higham Hill, therefore being accessible to local shopping facilities, Higham Hill Park, Hillyfield Primary Academy and Blackhorse Road Station.

Having accommodation arranged over three floors, the property offers a lounge, cloakroom/wc and good size kitchen/diner with bi-fold doors leading out to a large rear garden to the ground floor, whilst to the first floor there are two bedrooms and bathroom/wc with a further two bedrooms on the top, having gas centrally heating and double glazing the property is virtually ready to move in to.

Being offered on a chain free basis this property is bound to prove popular, call one of friendly, experienced team on 020 8503 6060 to book your appointment to view

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: E

