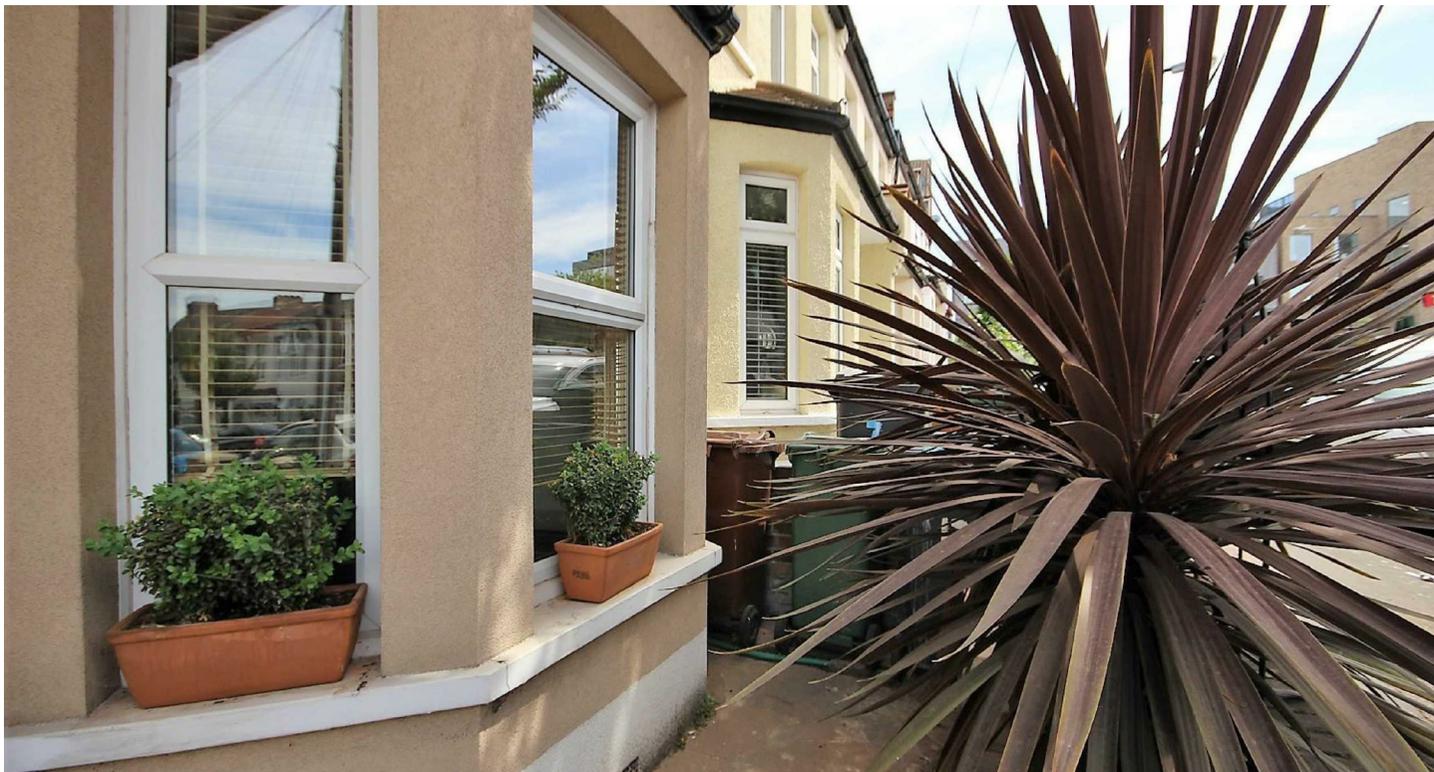




**CHURCHILL**  
estates



# Clifford Road, Walthamstow

Asking Price £750,000

Tenure : Freehold

Floor Area : 950.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

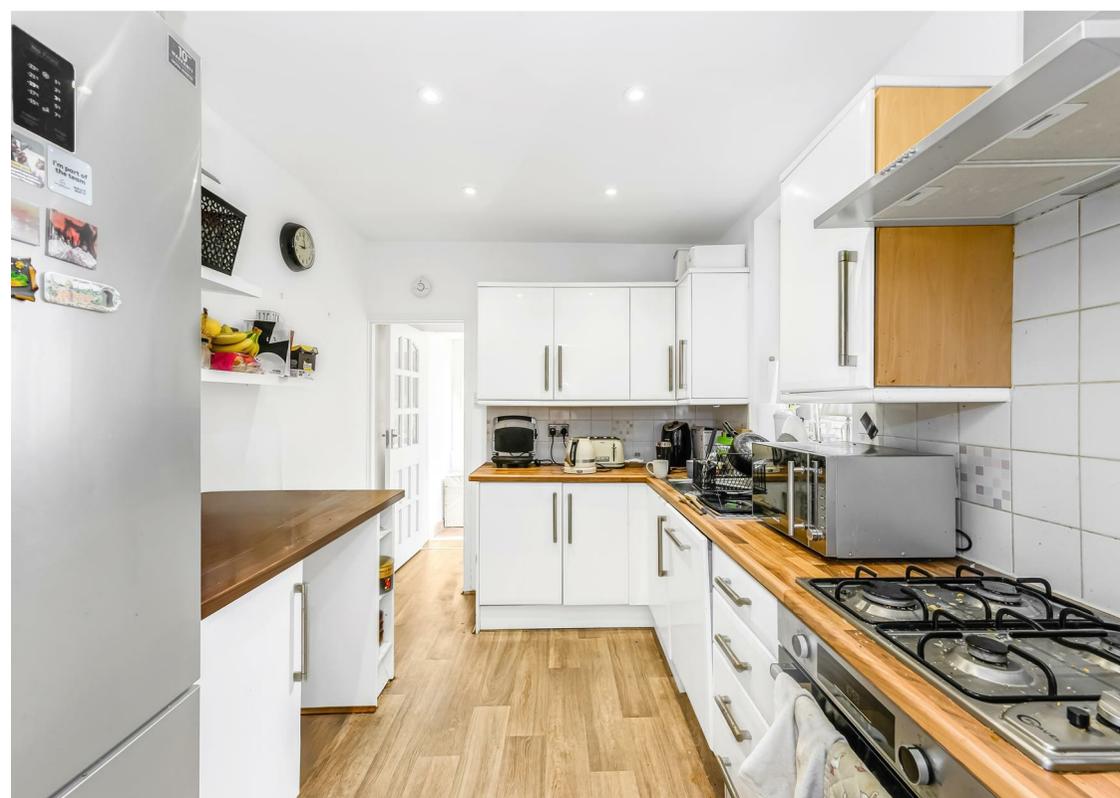
Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Property Description

Nestled on the charming Clifford Road in Walthamstow, this delightful three-bedroom Victorian mid-terrace house presents an excellent opportunity for both families and investors alike. Spanning an impressive 950 square feet, the property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The three spacious bedrooms provide ample accommodation, making it an ideal choice for those seeking a comfortable living space. The bathroom is conveniently located, ensuring practicality for everyday living. This home is offered on a chain-free basis, allowing for a smooth and efficient purchase process.

One of the standout features of this property is its close proximity to Wood Street Weaver Line Station, which offers excellent transport links for commuters. Additionally, the easy access to Epping Forest allows for a variety of outdoor activities, making it a perfect retreat for nature lovers.

With potential for further growth, subject to planning permission, this property represents a promising investment opportunity. Whether you are looking to settle down in a vibrant community or seeking a property with the potential for future development, this charming Victorian terrace is not to be missed. Embrace the chance to make this house your home in the heart of Walthamstow.



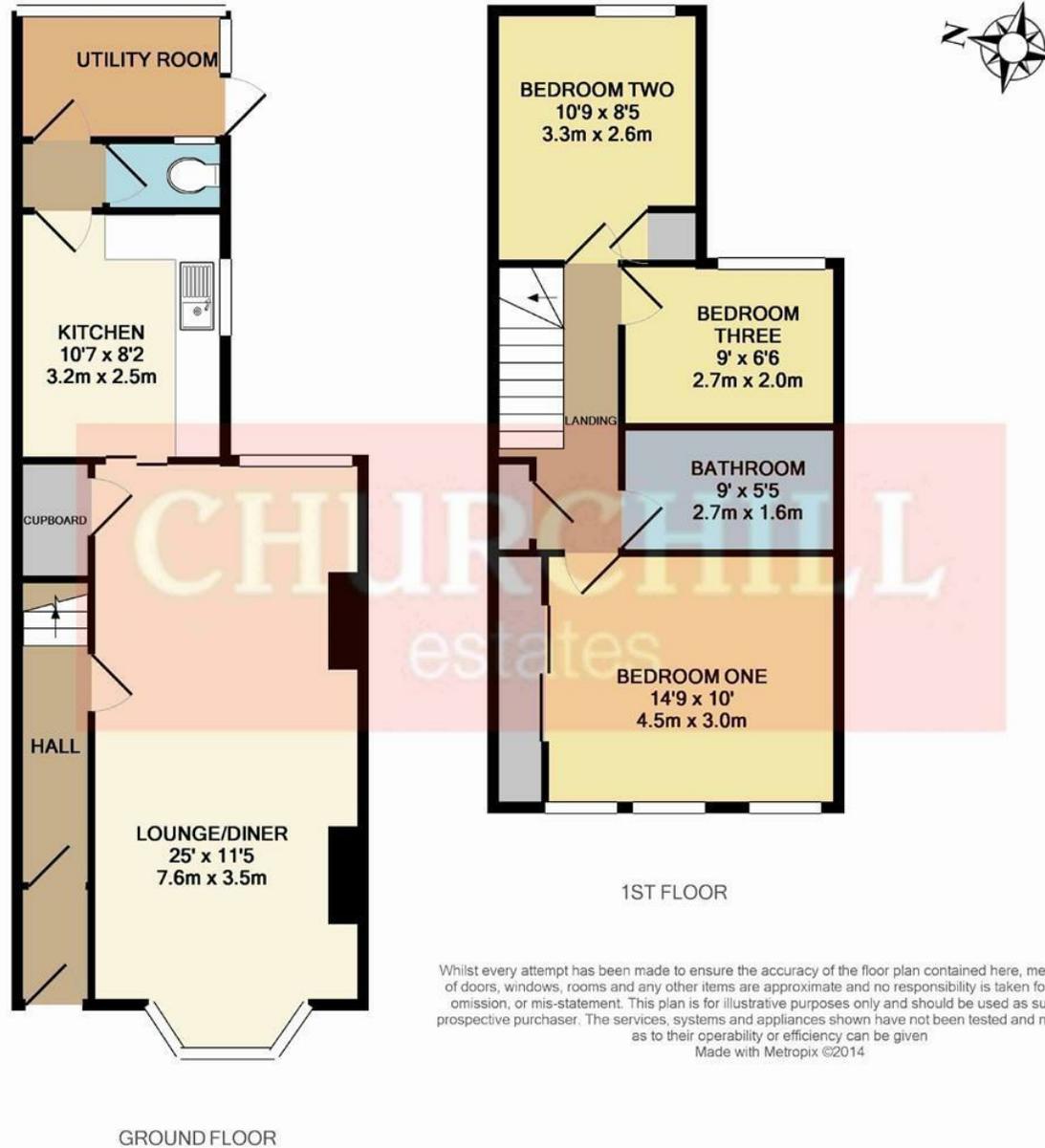




- Available Late February 2022
- Three Bedroom Terraced House
- Modern Kitchen with Appliances
- Utility Room
- Gas Central Heating
- Unfurnished
- Well Presented Throughout
- Modern First Floor Bathroom
- Downstairs Cloakroom
- Double Glazing







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To view call **0208 503 6060**

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