



BERESFORD RD.E.17

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CHURCHILL
estates

Beresford Road, Walthamstow

Guide Price £575,000

Tenure : Freehold

Floor Area : 1446.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

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



Guide £575,000 - £625,000. An exceptional opportunity to acquire a charming house that embodies both comfort and convenience, this superbly presented property has been a much loved home, by the present vendor having raised their family here and having relatives living nearby too.

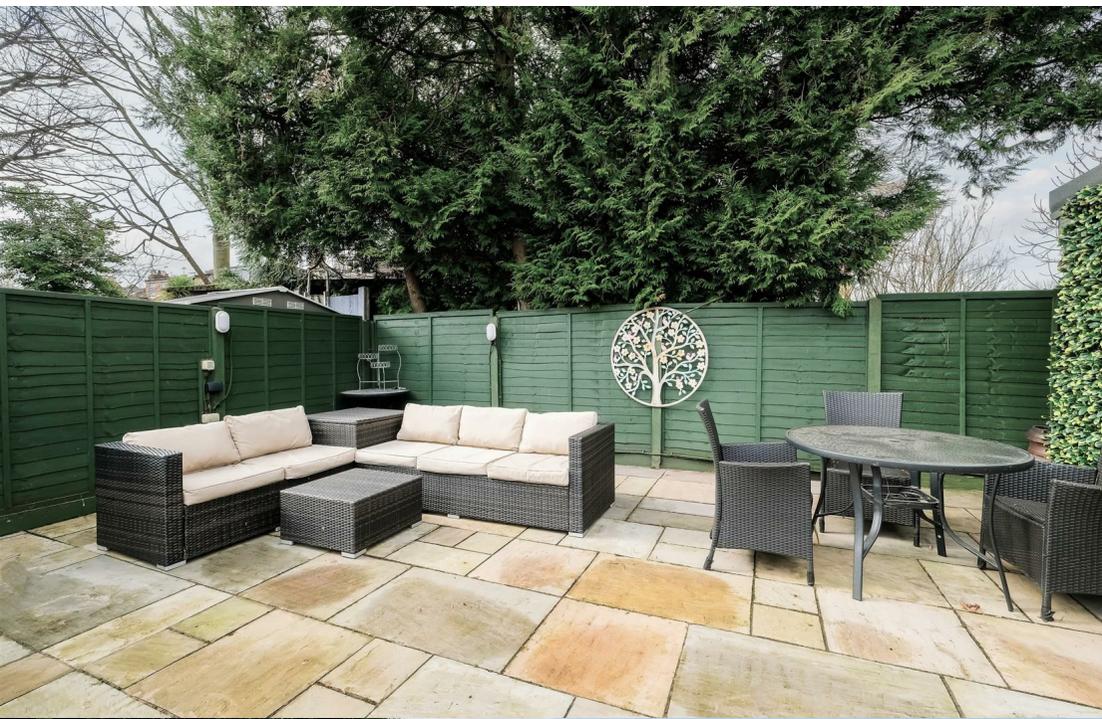
Only by an internal inspection will the well-designed and presented layout be appreciated, providing ample space for both relaxation and entertaining. With its inviting living areas, you will find the perfect environment to unwind after a long day or host gatherings with family and friends. The property is filled with natural light, enhancing the warm and welcoming atmosphere throughout. The well appointed kitchen, includes the appliances and leads through to the wonderful wrap around Sun Lunge giving access to the generous sized garden, as well as the handy ground floor shower room/wc,. Upstairs there are three well appointed bedrooms together with the modern fitted bathroom. Outside the property enjoys a generous rear garden, being wider than average providing excellent space to both relax and entertain.

Families will appreciate the proximity to reputable schools and recreational facilities, providing a nurturing environment for children to thrive.

In summary, this house on Beresford Road is not just a property; it is a place where you can create lasting memories. With its prime location, spacious interiors, and community spirit, it offers a wonderful opportunity for anyone looking to settle in Walthamstow. Do not miss the chance to make this charming house your new home.





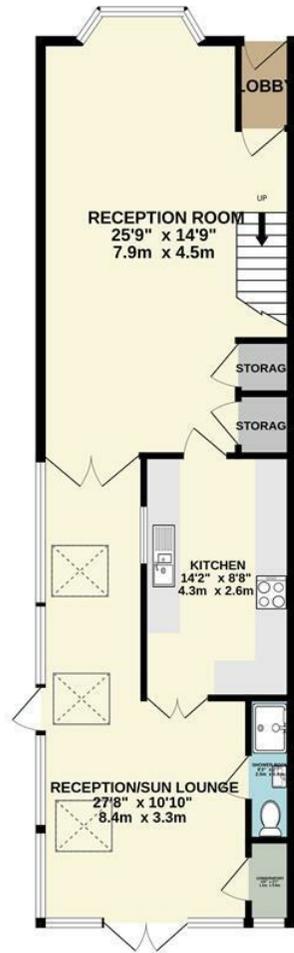


- Guide price £575,000 - £625,000
- Three Bedrooms
- Lounge/Diner
- Wrap around Sun Lounge
- Larger than average garden
- Deceptively spacious
- First Floor Bathroom
- Fitted Kitchen
- Loft Room
- Must be viewed





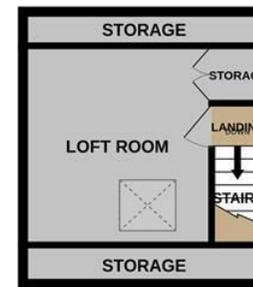
GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 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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