

TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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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Guide price £725,000-£750,000. Modern 4 Bedroom Family House offered Chain Free



Gloucester Road, Walthamstow, E17 6AF
 Guide Price £725,000 Freehold

Energy Efficiency Rating	
Current	Potential
81	90

Very energy efficient - lower running costs
 (92 plus) 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

England & Wales EU Directive 2002/91/EC



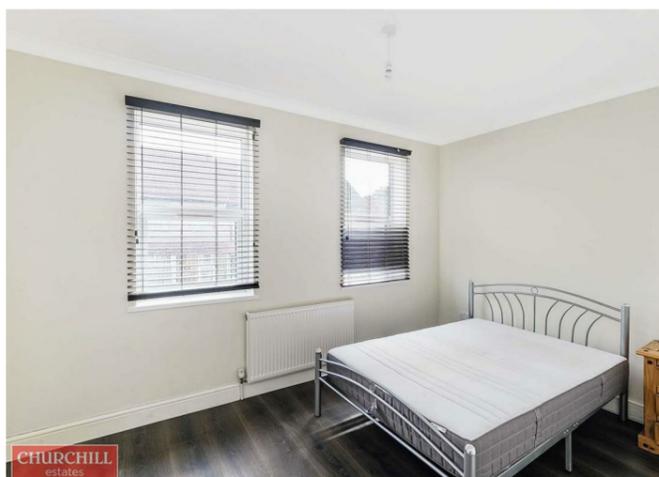
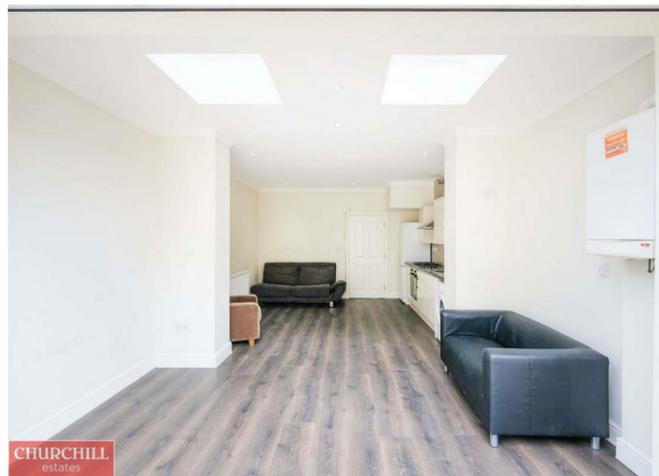
Tenure: FREEHOLD
 Council Tax Band: E
 EPC Rating: B 81

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

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This attractive modern 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

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