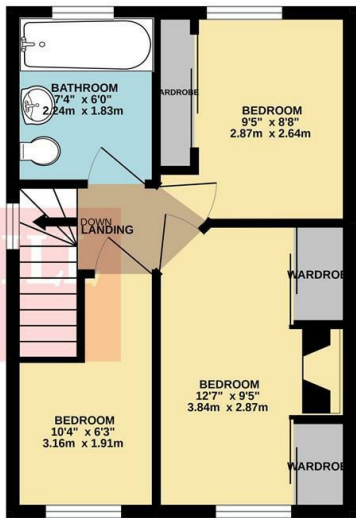
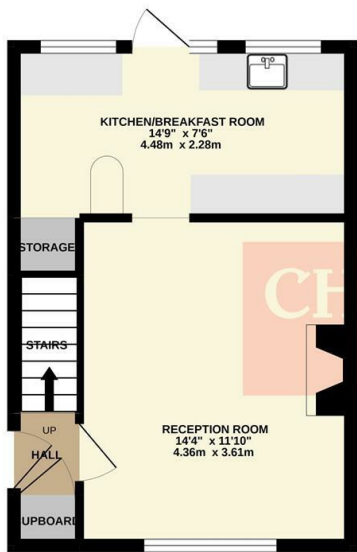




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



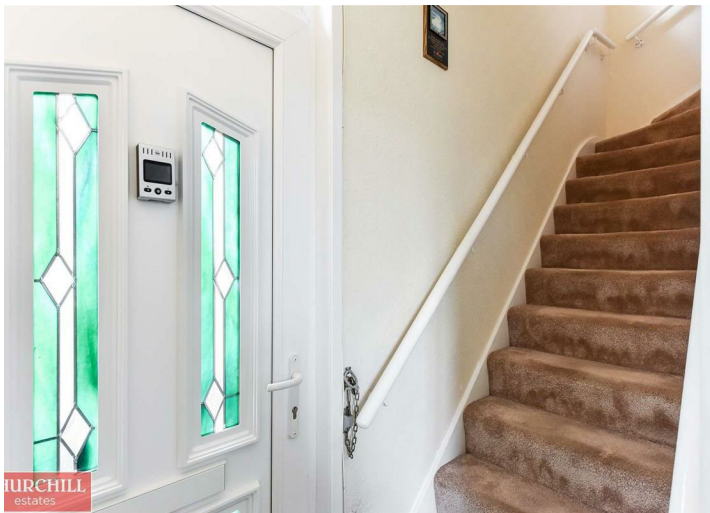
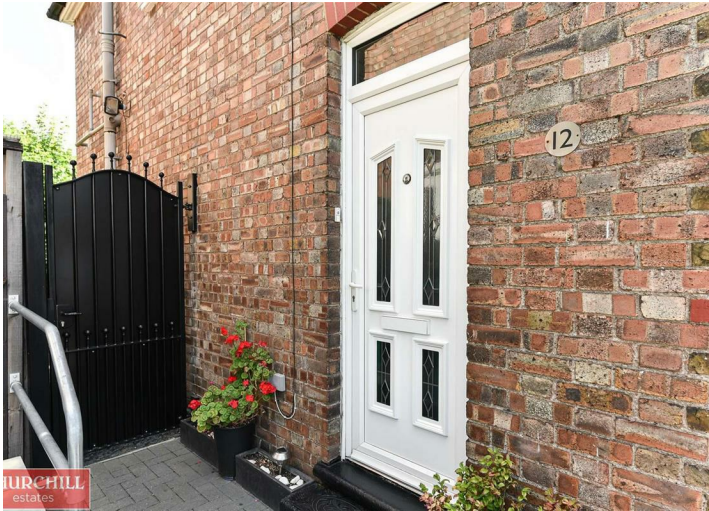
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information 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.

CHURCHILL
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Email walthamstow@churchill-estates.co.uk

Guide price £525,000-£575,000. Having been the family home of the current vendors for over 30 years, is this bright three bedroom end of terrace house which boasts an 80ft lovingly tended rear garden.

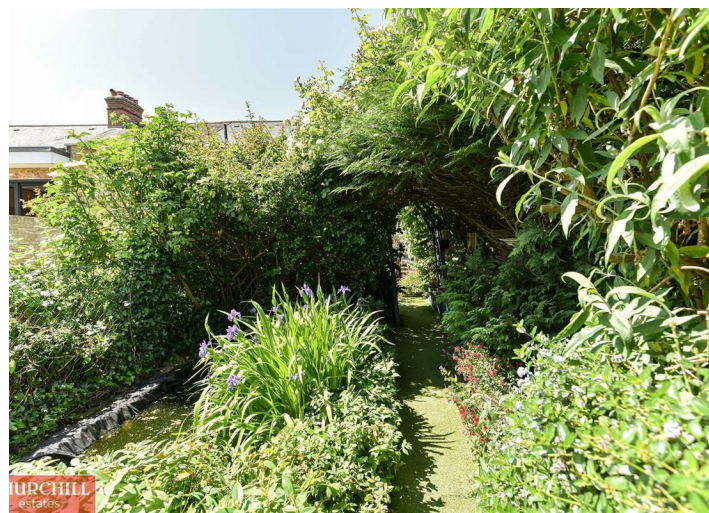
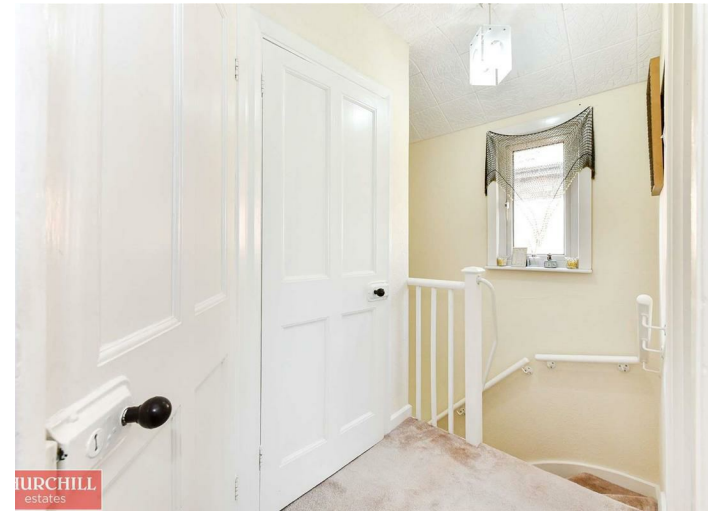
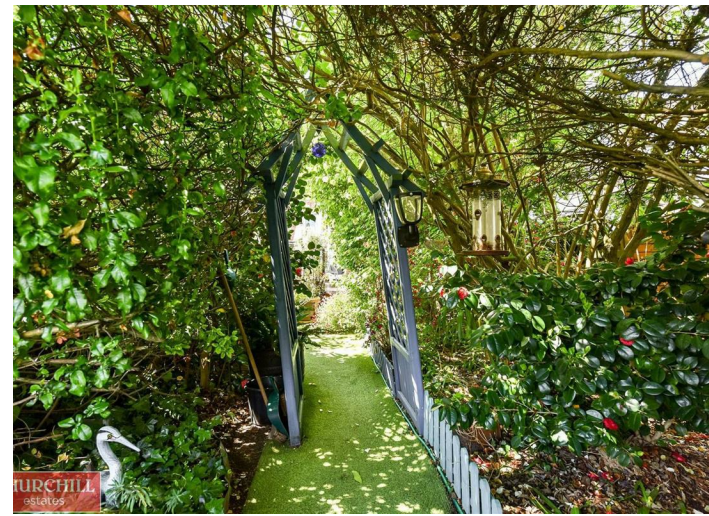
CHURCHILL
estates



Warwick Road, E17 5NP
Guide Price £525,000 Freehold



To view call **0208 503 6060**
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Guide price £525,000-£575,000.

Having been the family home of the current vendors for over 30 years, we are pleased to offer for sale this bright three bedroom end of terrace house which boasts an 80ft lovingly tended rear garden with a decked seating area and handy personal gated side access.

This lovely home, which offers potential to add a ground floor extension, currently offers a bright lounge which leads through to the full width kitchen/diner which in turn gives access onto the rear garden. To the first floor the property offers three bedrooms and a modern fully tiled bathroom/wc., having gas central heating and double glazing, this is a home ready to move in to, so one not to be missed

Call one of our friendly, helpful team on 020 8503 6060 to book your appointment to view.