



CHURCHILL
estates

Millfield Avenue, Walthamstow

Offers In Excess Of
£525,000

Tenure : Freehold

Floor Area : 682.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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	



Nestled in the highly desirable Millfield Avenue, this charming three-bedroom terraced home presents a rare opportunity for discerning buyers, blending character, generous living space, and exciting potential for personalisation.

Upon entering, you're welcomed into a bright and airy reception room—an inviting space perfect for both relaxing and entertaining. The open-plan kitchen has been thoughtfully designed for practicality, featuring ample workspace, storage and integrated appliances, with direct access to the rear garden. A well-appointed four-piece shower room on the ground floor adds extra convenience for busy households.

The first floor boasts three well proportioned bedrooms. The master bedroom offers a peaceful retreat, complete with built-in wardrobes. The second bedroom benefits from a built-in storage cupboard, while the versatile third bedroom is ideal as a child's room, guest space, or home office. The loft area is spacious, boarded, and features a built-in ladder for easy access via the hatch on the upstairs landing.

Externally, the property features a low-maintenance front garden that enhances its curb appeal. The approximately 11ft private rear garden, partially patioed, is a standout feature—perfect for outdoor dining, gardening, or creating a play area for children. The back garden features a rear access gate leading to the alleyway behind the terrace, which connects to another gate onto Warwick Road. This provides convenient access to the garden without needing to go through the house, making it ideal for transporting large garden items.

Additional highlights include close proximity to local amenities, well-regarded schools, and excellent transport links, ensuring convenience for all family members. Millfield Avenue is renowned for its friendly community atmosphere and nearby green spaces like Lloyd Park, making it a highly desirable location for family living.

Combining character, potential, and an enviable location, this delightful home is ready to be transformed into your perfect family sanctuary. Contact us today to arrange a viewing.



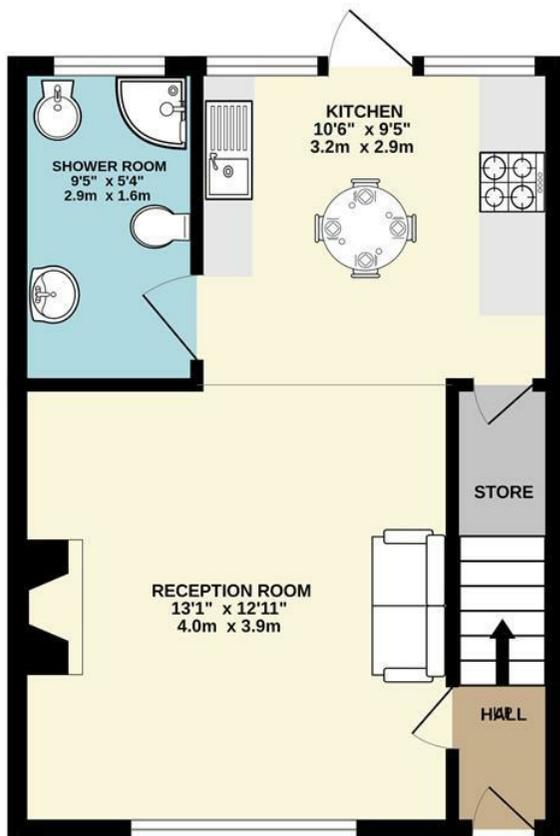


- Desirable Location
- Welcoming Community Environment
- Bright and Spacious Reception Area
- Functional Open-Plan Kitchen
- Excellent Transport Links
- Convenient Ground-Floor Shower Room
- Private Rear Garden
- Attractive, Low-Maintenance Front Garden
- Ample Built-In Storage
- Close to Lloyd Park

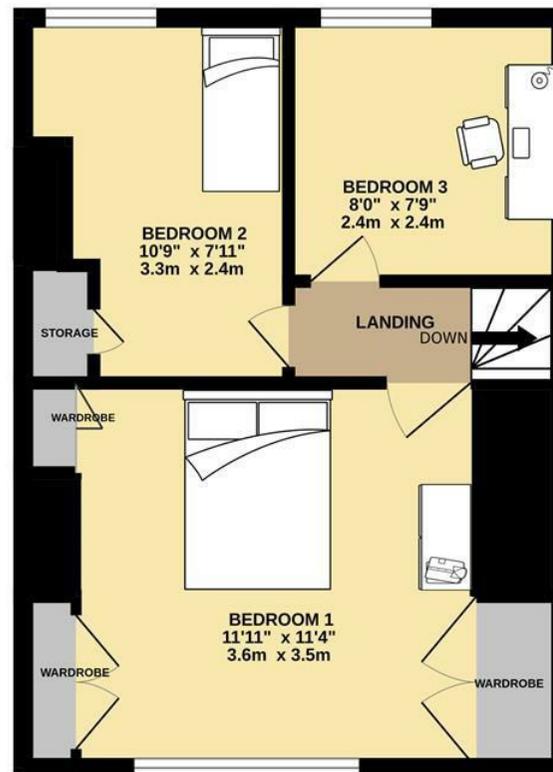




GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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To view call **0208 503 6060**

