

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their operation or efficiency can be given.
Made with floorplan 10/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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: C

Local Authority: Waltham Forest

EPC Rating: C

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
estates

To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk

Guide price £500,000- £550,000 | Modern family home | Two bedrooms | ground floor WC | off street parking | | Enclosed rear garden ! easy access to Wood Street Station & Walthamstow Central | Chain free |

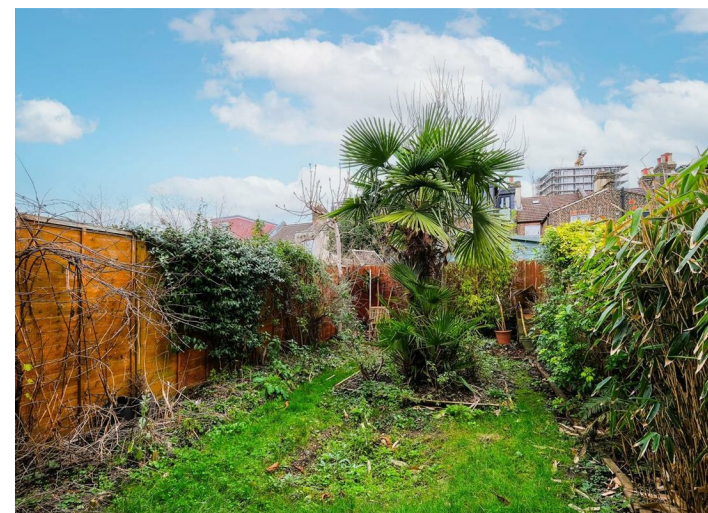
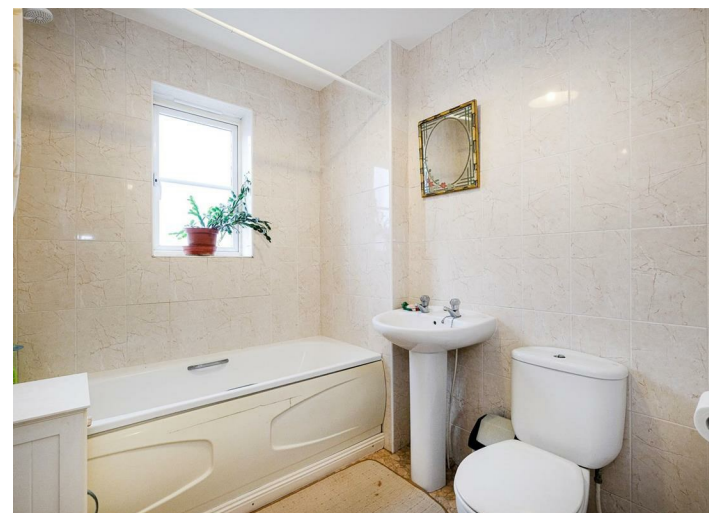
CHURCHILL
estates



Clifford Road, Walthamstow, E17 4JE
Price Guide £500,000 Freehold



To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



Guide Price £500,000-£550,000

Situated on a quiet turning, within walking distance of both Walthamstow Central Victoria Line Station & Wood Street Overground Station, is this modern Two bedroom Terraced family home

This chain-free terraced property offers superb potential to re-model and modernise to create a wonderful home, whilst already boasting spacious accommodation. The property has off street parking, which is adjacent to an entrance hall serving the kitchen and the rear facing reception room which in turn gives access to the 40ft approx. rear garden, whilst to the first floor there is a spacious landing giving access to the two bedrooms as well as the family bathroom.

The property is conveniently situated, being accessible to both Wood Street and Walthamstow Central Stations, shopping facilities and buses, as well as being within a comfortable stroll to Lloyd Park & Epping Forest.

Don't miss out, call our helpful and friendly sales team on 020 8503 6060 to discuss the property further and to organise a viewing.