



**CHURCHILL**  
estates





# Knebworth Avenue, Walthamstow

Offers In Excess Of  
£525,000

Tenure : Freehold

Floor Area : 1151.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 87                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 68      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |







Offers in excess of £525,000

Nestled on the charming Knebworth Avenue, this delightful 1930s three-bedroom family home offers a perfect blend of character and modern living. Situated on the borders of Walthamstow and Chingford, this property is ideal for families seeking a welcoming community atmosphere while enjoying the convenience of nearby amenities.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow throughout the home. The first floor features a well-appointed bathroom, ensuring comfort and convenience for the entire family.

The three generously sized bedrooms offer plenty of room for rest and personalisation, making it easy to create a space that reflects your style. Additionally, the property boasts an outbuilding, which presents an excellent opportunity for a home office, studio, or extra storage.

One of the standout features of this home is its potential for extension, subject to planning permission. This flexibility allows you to tailor the property to your needs, whether that means expanding your living space or enhancing the garden area.

For those who enjoy the outdoors, the property is just a short walk from the beautiful Lloyd Park, perfect for leisurely strolls, picnics, or family outings. With its prime location, spacious interiors, and potential for growth, this home is a wonderful opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. Don't miss the chance to make this charming house your new family home.











- Three bedroom 1930's Terrace
- Outbuilding
- Walthamstow/Chingford borders
- Potential to extend(stpp)
- short walk to Lloyd Park

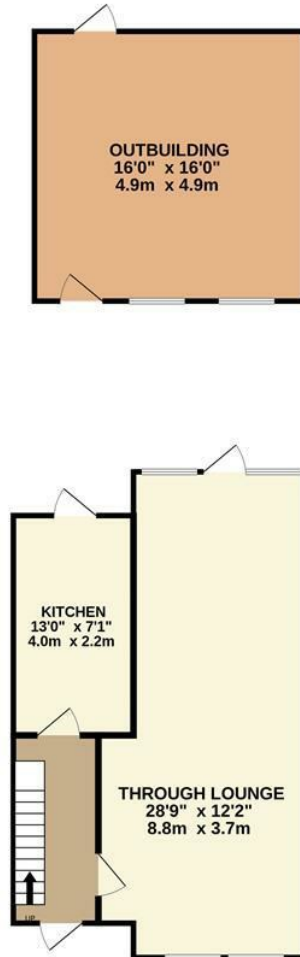




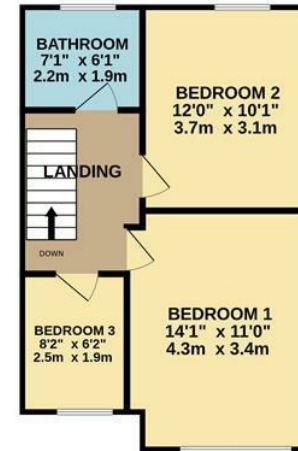




GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft (106.9 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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Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

To view call **0208 503 6060**

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