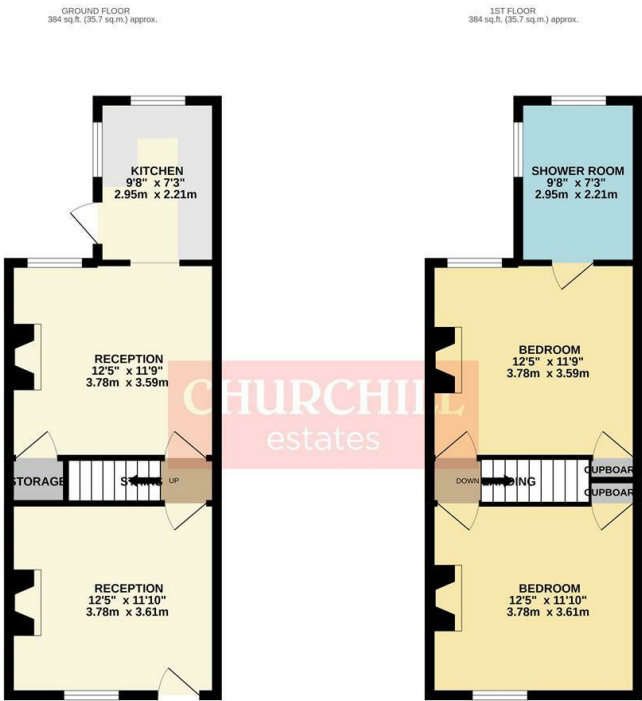





Guide price £640,000 - £680,000. This pretty brick fronted, two bedroom cottage dates back to the 1860's and is set in the much sought after location of Poets Corner.



# Milton Road, Walthamstow, E17 4SR

## Guide Price £640,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



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Guide price £640,000 - £680,000. This pretty brick fronted, two bedroom cottage dates back to the 1860's and is set in the much sought after location of Poets Corner.

Offered chain free, this lovely cottage offers two reception rooms and a modern fitted kitchen to the ground floor, upstairs there are two double bedrooms and a spacious dual aspect shower room/wc, whilst outside there is a 55' South facing rear garden. The property retains some of it's original features including gas lamp fittings (not working) in the bedrooms, a large dresser in the second reception room, fireplaces and the original Milton Cottages 1863 plaque still in situ to the front. Having the modern benefits of gas central heating and double glazing this property will make a lovely home.

Milton Road is in the heart of Poets Corner, tucked away from the hustle and bustle yet still convenient for local pubs, cafes, restaurants and shops as well as the famous Walthamstow Market (the longest outdoor street market). Walthamstow Village is also within comfortable walking distance as is Lloyd Park, Walthamstow Central Overground, Victoria Line and Bus station.

