

Guide price £700,000 - £750,000

Lovely 4 bedroom home. Situated on this popular tree lined turning, within walking distance of Walthamstow Wetlands and Marshes

CHURCHILL
estates



York Road, Walthamstow, E17 7HY

Guide price £700,000 Freehold



To view call **0208 503 6060**

email walthamstow@churchill-estates.co.uk





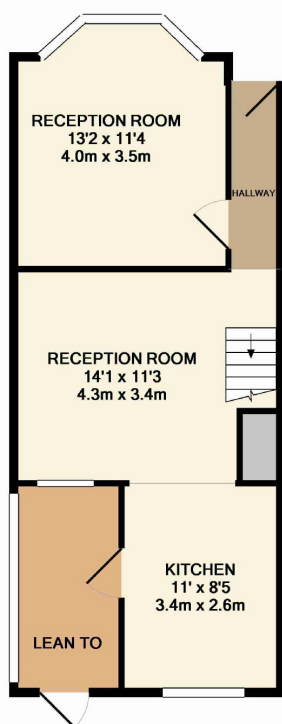
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Situated on this popular tree lined turning, within walking distance of Walthamstow Wetlands and Marshes, whilst also being accessible to St James Street, Walthamstow Central and Blackhorse Road Stations is this attractive brick fronted, single bayed four bedroom family house enjoying a mature west facing rear garden. The property which is currently let and is being sold on a chain free basis has already been extended up in to the loft to create a fourth bedroom with its own en-suite and offers a growing family the perfect home in one of Walthamstow's most attractive spots.

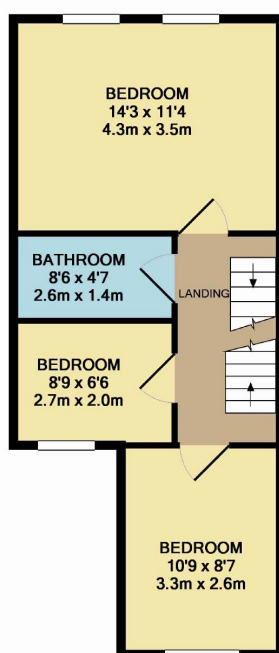
Do not miss this opportunity as they are few and far between.

Open House Sat 22nd August.

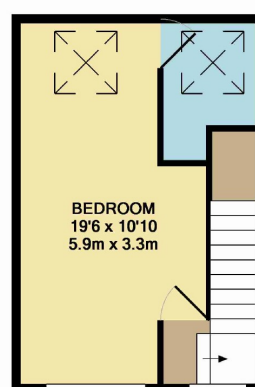




GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	86
68	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
	84
64	
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.

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