



CHURCHILL
estates



West Avenue,
Walthamstow, E17 9QN

Guide Price £825,000

Tenure : Freehold

Floor Area : 1119.46 sq ft

Local Authority : LB Waltham Foret

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Tucked away on the edge of Walthamstow Village and minutes walk from Walthamstow Central Station, with both the Victoria Line and Overground close by, this attractive mid 1960s three bedroom end of terrace family home occupies one of the area's most sought-after settings.

The house enjoys a beautiful 65ft+ south west facing garden and offers exciting potential for the future, including the possibility of creating off-street parking and a two story extension to the rear, subject to the necessary planning permissions.

Inside, the home feels bright and welcoming from the moment you step through the door. A comfortable entrance hall leads to both the kitchen and the generous through lounge, which is bathed in natural light thanks to full height bay windows to the front and double doors opening onto the garden. To the rear sits a timber built cabin, providing a versatile space that would work perfectly as a home office, studio or somewhere to relax and entertain.

Upstairs are two comfortable double bedrooms, a well proportioned third single bedroom which would make the perfect nursery of home office plus a bright bathroom with separating w/c. A lovely family home with plenty of scope to grow and make your own, perfectly positioned to enjoy everything Walthamstow Village has to offer, from its renowned restaurants and cafés to its independent shops and excellent transport connections.

What more could you wish for in a family home? Get in touch with our experienced sales team to find out more or arrange a viewing.





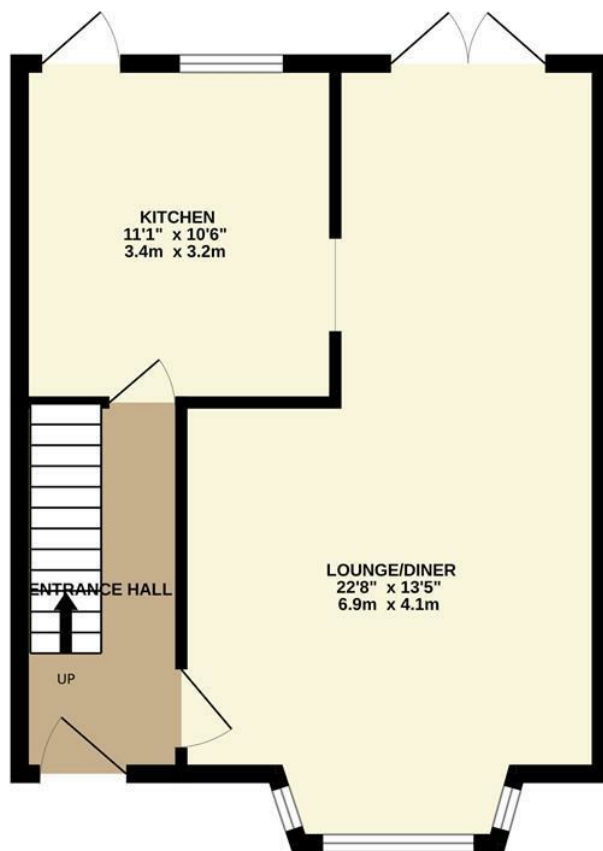


- Walthamstow Village Borders
- Favoured Location
- Close Walthamstow School for Girls
- Excellent future potential
- Bright & spacious Through Lounge
- End of Terrace
- Close Station
- Large South West facing Garden
- Three Bedrooms
- Potential for off street parking

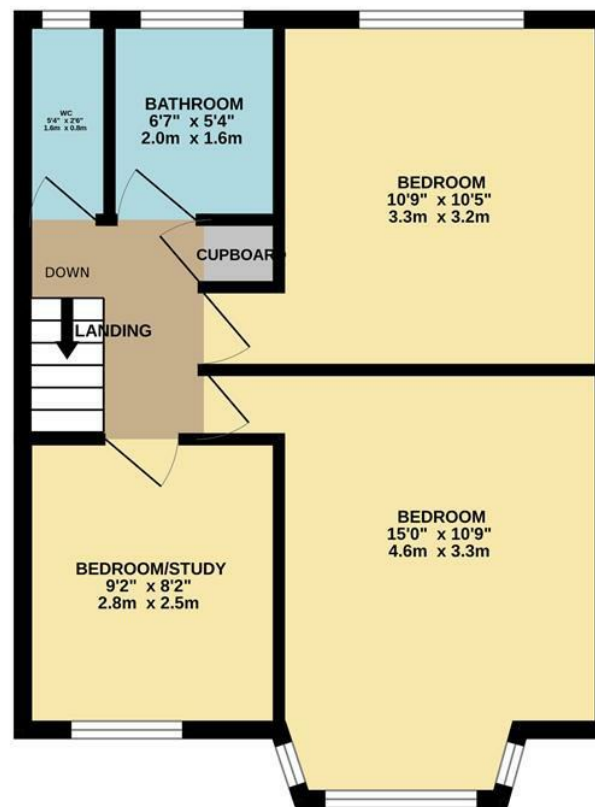




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 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**

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