



CHURCHILL
estates

Gainsford Road, Walthamstow

Offers In Excess Of
£625,000

Tenure: Freehold

Floor Area: 990.00 sq ft

Local Authority: Waltham Forest


Council Tax Band: C

Bedrooms : 3

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |







Churchill Estates is proud to present this three bedroom mid-terrace home on Gainsford Road. Offering a traditional through lounge and a south-facing rear garden, creating a bright and versatile living and entertaining space. Set on a popular residential street within easy reach of Walthamstow High Street and its market, the property is well placed for everyday shopping, cafés and local services, with a wide range of amenities available within about a 10 minute walk. The location also provides convenient access to several Walthamstow stations for Victoria line, Overground and rail links into Central London, and is well served by local schools, including Walthamstow School for Girls roughly 0.5–0.7 miles away and Walthamstow Academy around 0.8–1.0 miles away, with a number of primary schools in approximately a 0.3–0.8 mile radius. Don't miss out on this great opportunity to secure a lovely family home in the heart of Walthamstow!





GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



E17

TOTAL FLOOR AREA : 985 sq.ft. (91.5 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**