



TOTAL FLOOR AREA: 1625 sq ft (151.0 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown here may not be fitted and no guarantee as to their availability or efficiency can be given.
Mark and Thomas (2020)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1625.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
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.

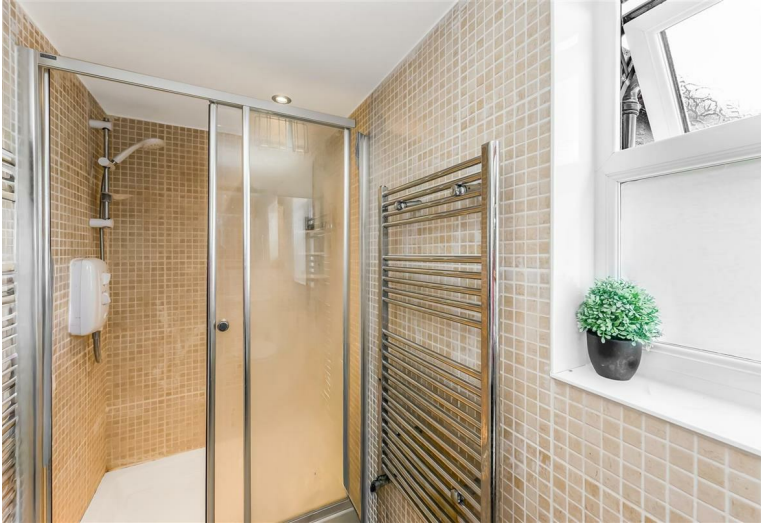
CHURCHILL
estates

Hatherley Road, Walthamstow, E17 6SB
Price Guide £1,000,000 Freehold

Bedrooms: 5 | Reception Rooms: 3 | Bathrooms: 3



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



located in the popular turning Hatherley Road in Walthamstow, this impressive Victorian terraced house offers a delightful blend of period features and modern living. Spanning an expansive 1,625 square feet, the property boasts five generously sized bedrooms, making it an ideal family home or a perfect space for those who enjoy hosting guests.

Upon entering, you are greeted by three well-appointed reception rooms, each providing ample space for relaxation and entertainment. The layout is thoughtfully designed to ensure a seamless flow throughout the home, allowing for both intimate gatherings and larger celebrations. The three bathrooms add to the convenience, catering to the needs of a busy household.

The loft conversion enhances the living space, providing additional versatility that can be tailored to your lifestyle, whether as a home office, playroom, or guest suite. The property is situated just a few minutes' walk from Walthamstow Central Victoria Station, offering excellent transport links to central London and beyond, making it perfect for commuters.

With its spacious accommodation and prime location, this Victorian terraced house on Hatherley Road is a rare find in Walthamstow. It presents an exceptional opportunity for those seeking a comfortable and stylish home in a vibrant community. Do not miss the chance to make this splendid property your own.

