



Church Hill, London E17 3AG

Offers in excess of £825,000

UNDER OFFER

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS AMAZING HOUSE !

Birchills Estate Agents are very pleased to offer the sales market this fantastic Victorian 4 bedroom home, within close walking distance to Walthamstow Central Station.

The ground floor of this lovely home boasts a reception room and a kitchen/diner.

The first floor offers two double bedrooms and a family bathroom.

To the second floor there is a further two double bedrooms and a shower room.

There is also more than enough resident permit on street parking to the front, and to the rear there is a low maintenance private garden.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to sell very quickly.

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Entrance Hall
18'8" x 3'3" (5.7 x 1)

Kitchen/Diner
11'5" x 11'9" (3.5 x 3.6)



Reception
14'1" x 14'5" (4.3 x 4.4)



Bedroom
15'1" x 11'9" (4.6 x 3.6)



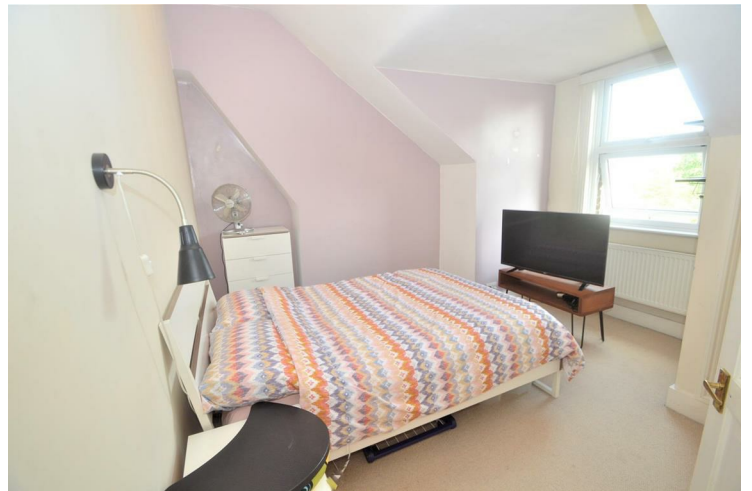
Bedroom
12'9" x 11'9" (3.9 x 3.6)



Bedroom
12'5" x 12'1" (3.8 x 3.7)



Bedroom
12'5" x 12'1" (3.8 x 3.7)



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Bathroom

17'0" x 6'2" (5.2 x 1.9)

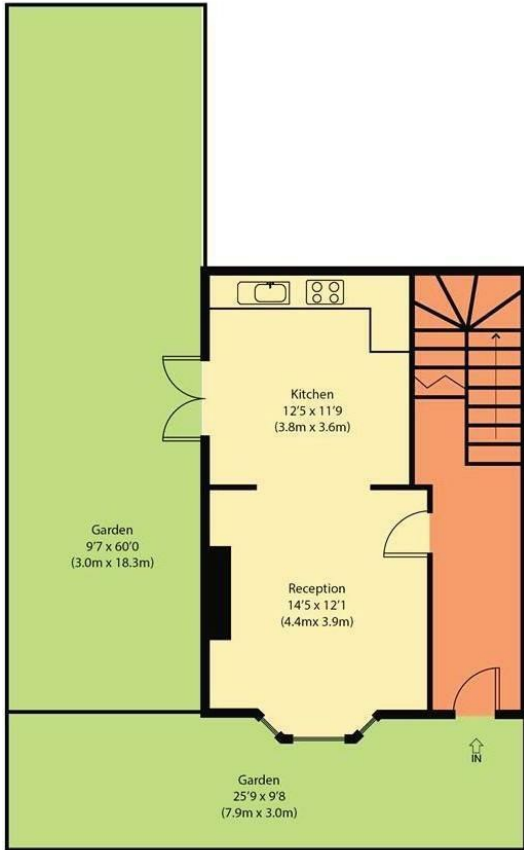


Shower Room

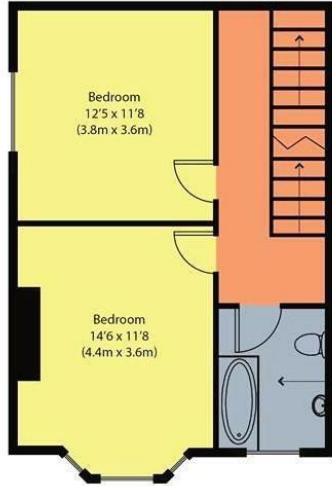
6'10" x 5'10" (2.1 x 1.8)



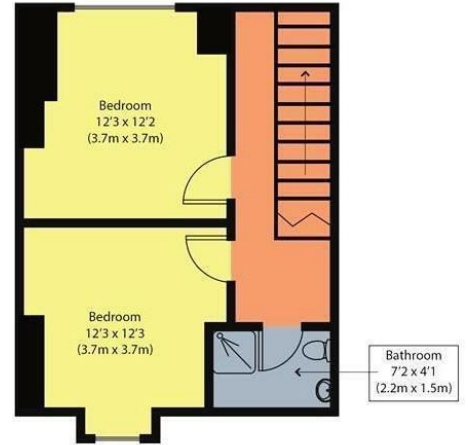
Approximate Gross Internal Area
1370 sq ft (127 sq m)



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

