

Guide price £575,000- £600,000 Well presented, Three Bedroom Terrace Family Home situated in this popular location off Wood Street, therefore being within close proximity of Wood Street Station

**CHURCHILL**  
estates



## Corbett Road, Walthamstow, E17 3JZ

Guide price £575,000 Freehold



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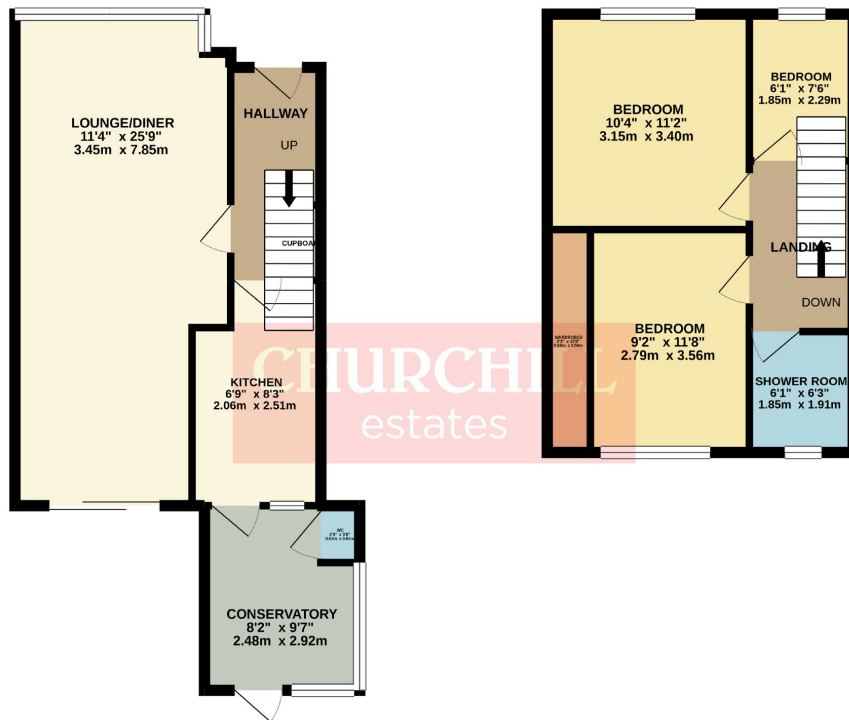
Don't miss out, available to view is this well presented, Three Bedroom Terrace Family Home situated in this popular location off Wood Street, therefore being within close proximity of Wood Street Station, shopping facilities and the Outstanding Ofsted rated Woodside Primary Academy, in addition the property is also accessible to Walthamstow Central, further excellent schools the A406 & M11.

This well presented gas centrally heated and double glazed home offers a through lounge, modern fitted kitchen, three bedrooms, modern fitted first floor bathroom/wc, conservatory, off street parking to the front of the property & approximately 40ft rear garden.



GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA - 844 sq.ft. (78.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			1
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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