



Sinnott Road, Walthamstow, E17 5PL

PCM
£2,200 PCM

 **Coultons**

PROPERTY SUMMARY

Nestled on the charming Sinnott Road in Walthamstow, this charming three bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space, a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home, a white fitted kitchen a first floor family bathroom and a private rear garden with an outbuilding to the rear

Positioned within easy reach of Blackhorse Road station (Victoria Line and London Overground), the property provides swift and convenient access to Central London. The vibrant Blackhorse Road area is celebrated for its independent cafés, destination dining, creative hubs and the renowned Blackhorse Beer Mile, while the nearby Walthamstow Wetlands offers a rare expanse of green space ideal for recreation and relaxation.

Viewing is highly recommended.

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LOCAL AUTHORITY

Waltham Forest

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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