



Our Home Estates
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Two bedroom Victorian House

Popular Walthamstow location

Chain free

Near St James street station

Two Double bedrooms

Open plan Lounge/Diner



102 Acacia Road
London, E17 8BW

**Guide Price £525,000 -
£550,000**

Two-bedroom Victorian House. This property is in St James area of Walthamstow and is close to St James street station and is located near the popular The Hare and Hounds pub, great atmosphere, good food and spacious.

Prefer a bit of greenery? Just a short stroll takes you to Lee Valley park, St James park and Honeybone Allotments. For the sporty among you, Low Hall sports ground and football pitches are also nearby.

Schools:

You have many Schools surrounding the property from St Saviours Church of England Primary School, Barn Croft Primary School, Stoney Down Park School and South Grove Primary School. This is an ideal family property which is surrounded by many good Schools.

Transport: Excellent transport links and located within walking distance to St James station (0.4 Miles), Walthamstow Central (0.6 Miles), Leabridge Road Station (0.6 Miles). I short walk up the market takes you to the main bus depot and on your doorstep, are buses along Markhouse road.

Excellent location, Great Schools, Great Transport links, need I say more about why this could be the property for you?

Lounge/Diner 25' 0" x 14' 2" (7.61m x 4.31m)

Open plan Lounge/Diner with carpeted floor and Victorian fireplace to the side. Double glazed bay window to the front and double glazed window to the rear.

Kitchen 10' 0" x 9' 0" (3.05m x 2.74m)

Tiled flooring and base and wall units along two walls. Large double glazed window to the rear and double glazed door leading to the garden.

Bedroom 1 11' 1" x 14' 1" (3.38m x 4.29m)

Carpeted flooring with two double glazed window to the front.

Bedroom 2 11' 0" x 8' 0" (3.35m x 2.44m)

Carpeted flooring with double glazed window to the rear.

Rear Garden

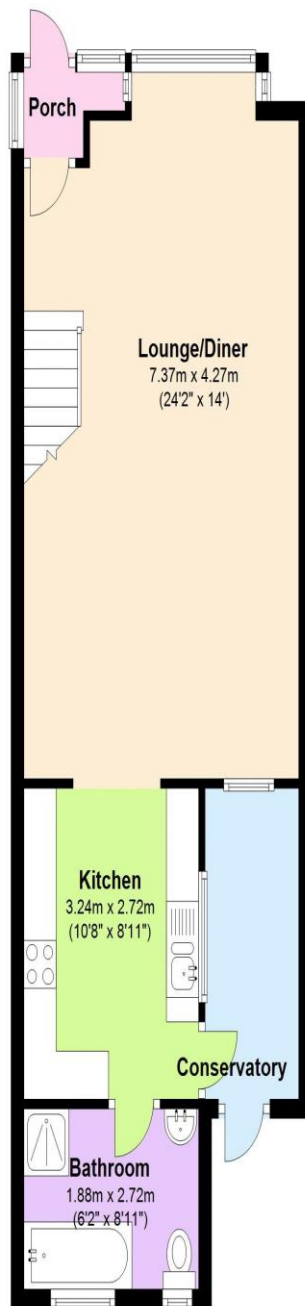
Mainly paved with seating area under cover and ideal space for a BBQ and entertaining.

Bathroom 8' 0" x 6' 0" (2.44m x 1.83m)

Full tiled bathroom with Bath, Shower, WC, Sink and two double glazed windows making this a naturally light room.

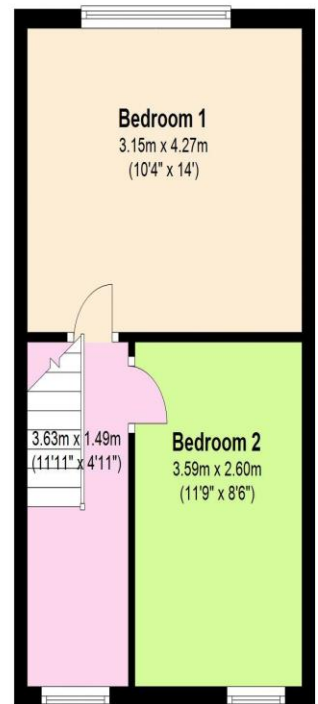
Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)

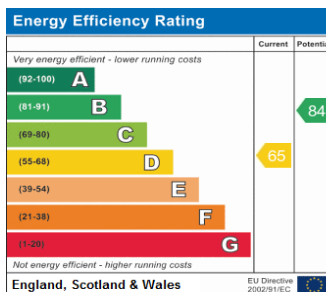


First Floor

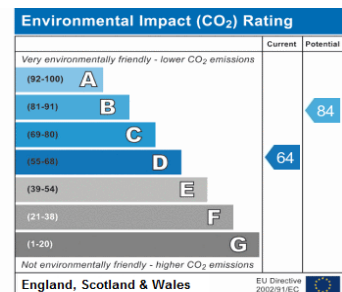
Approx. 29.0 sq. metres (312.2 sq. feet)



Total area: approx. 79.8 sq. metres (858.8 sq. feet)



Reference:
Acacia Road



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