



**Our Home Estates**  
Ruckholt Road, Leyton, E10 5QN  
020 3815 7987  
sales@ourhomeestates.co.uk  
www.ourhomeestates.co.uk



**Three bedroom Victorian House**

**Two Bathrooms**

**Popular Walthamstow location**

**Open plan Lounge/Diner**

**Family sized garden**

**Great potential with some period features**



**Chingford Road**  
London, E17 5AB

**Guide Price £525,000**

This property is located in Walthamstow and nearest to Walthamstow Central station, but after a hard day at work you are located nearby the popular Bell pub with great atmosphere and food.

Prefer a bit of greenery? This property is surrounded by parks and sports grounds including: the popular Lloyd Park, LRT Sports ground, Peter May sports centre (which is Arsenal Youth Academy) and George White sports ground. For the sporty among you, Waltham Forest Pool and Track sport centre which has recently been renovated is close by. Good transport links and located within walking distance to Wood street station (0.9 Miles), and Walthamstow Central (0.9 Miles). I short along Chingford road for excellent bus routes to Walthamstow central and Chingford. Great location, great Schools, great transport links, need I say more about why this could be the property for you?

**Lounge** 14' 7" x 11' 6" (4.44m x 3.50m)

Light and spacious lounge with laminate flooring and bay window to the front and chimney breast

**Kitchen** 10' 8" x 10' 2" (3.25m x 3.10m)

Base and wall units along walls, laminate flooring and windows to side

**Bedroom 1** 15' 6" x 13' 1" (4.72m x 3.98m)

Large double glazed bay window to the front and original wooden floor boards

**Dining Room** 12' 1" x 10' 6" (3.68m x 3.20m)

Open plan dining area with archway leading from lounge area with laminate flooring and door leading to garden

**Bathroom** 6' 0" x 5' 11" (1.83m x 1.80m)

Three piece bathroom suite, tiled floors and double glazed window to rear

**Wet Room** 9' 8" x 5' 1" (2.94m x 1.55m)

WC, sink and shower, half tiled with wet-room style flooring

**Bedroom 2** 9' 5" x 9' 2" (2.87m x 2.79m)

Double glazed window to rear with laminate flooring and built in cupboard storage

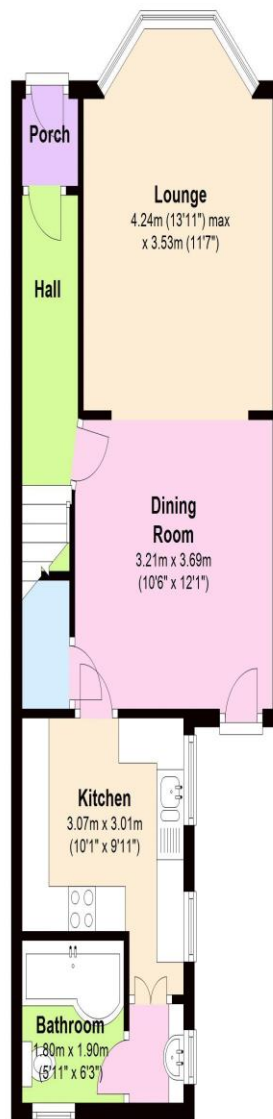
**Bedroom 3** 13' 11" x 10' 0" (4.24m x 3.05m)

Double glazed window to rear with laminate flooring

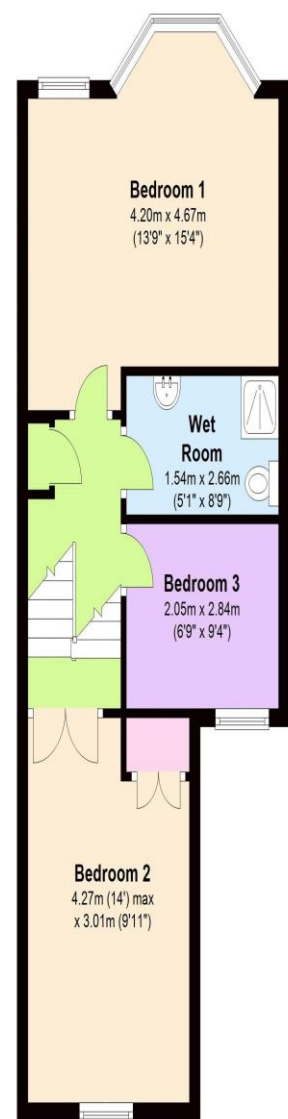
**Rear Garden**

Mainly paved garden

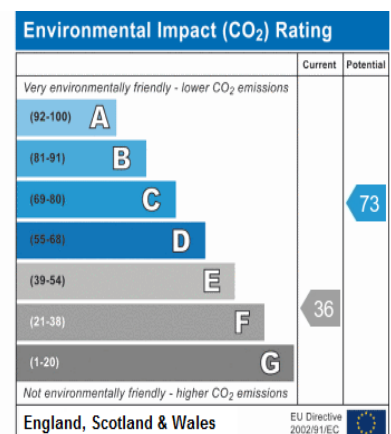
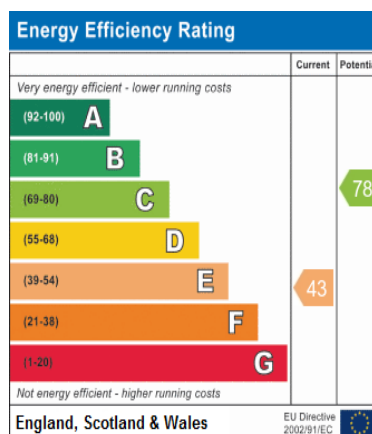
**Ground Floor**  
Approx. 45.2 sq. metres (486.8 sq. feet)



**First Floor**  
Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 sq. feet)



Reference:  
Chingford Road



twitter.com/ourhomeestates



facebook.com/ourhomeestates



walthamforestpropertyblog.co.uk

