



Our Home Estates
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Three bedroom Victorian house

Large family property with alot of potential

Semi Detached house with side access

Excellent location and close to local shops

Great transport links on your doorstep

Open Plan Loune/Diner



Richmond Villas
Walthamstow, E17 5AN

**Guide Price £480,000 -
£520,000**

Guide price £480,000 - £520,000 Three-bedroom semi-detached Victorian house in popular Walthamstow location. Open plan Lounge/ Diner leads into a spacious Kitchen and south/east facing garden to the rear. This property has a lot of potential and is surrounded by great schools and transport links.

Schools: You have many Schools in the catchment for this property from Chapel End Junior Academy, The Winns Primary School, Roger Ascham Primary School and the Ofsted highly rated The Woodside Primary School. This is an ideal family property which is surrounded by many good Schools.

Local Area Information: This property is in Walthamstow and nearest to Highams Park Station and Walthamstow Wood Street 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.

Transport: Good transport links and located within walking distance to Highams Park Station (0.9 Miles), Wood street station (1.1 Miles), Walthamstow Central (1.2 Miles) and Black Horse Road station (1.4 Miles). On your doorstep you also have direct bus routes to Chingford, Walthamstow and Stratford.

Lounge/Diner 19' 11" x 13' 1" (6.06m x 3.98m)

Large spacious Open Plan Lounge/Diner with new wooden flooring. This room benefits from good natural light from Large bay double glazed window to the front and double glazed window to the rear.

Kitchen 14' 6" x 8' 4" (4.41m x 2.53m)

Large kitchen with tiled floor and base units along two walls and wall units along main wall making this a great kitchen for space and storage. A large double glazed window to the side is great for natural light and to the rear of the kitchen leads direct to the garden.

Bedroom 1 14' 0" x 12' 1" (4.27m x 3.69m)

Bedroom 1 is a good size master bedroom with two large double glazed windows to the front and fitted wardrobe to the side. Carpeted floor with neutral décor which makes this a light and airy master bedroom.

Bedroom 2 12' 1" x 8' 6" (3.69m x 2.59m)

Double bedroom with carpeted floor and double glazed window to the side. A storage cupboard to the rear and light coloured décor makes this room a blank canvas to work with.

Bedroom 3 8' 5" x 5' 5" (2.56m x 1.66m)

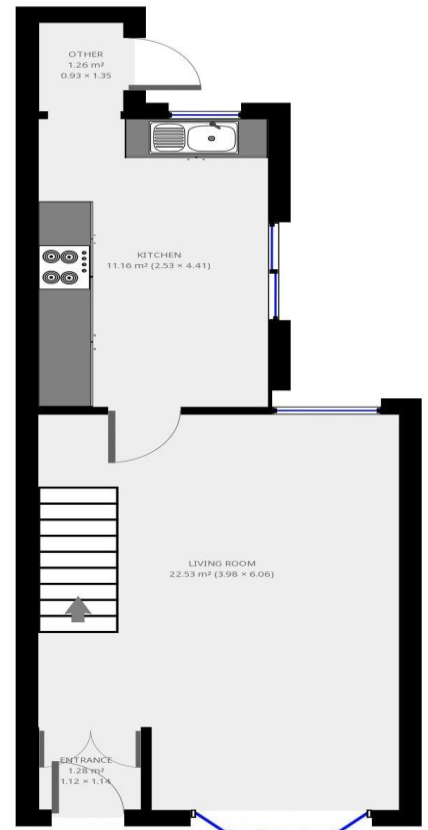
Good size single bedroom with fitted Wardrobe and Chest of draws, carpeted floor and small double glazed window to the side.

Bathroom 8' 4" x 5' 9" (2.53m x 1.75m)

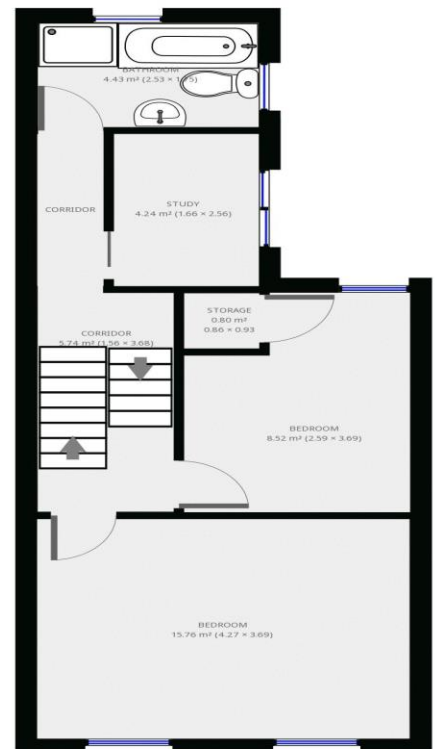
The bathroom benefits from two double glazed windows, Bath, WC, Sink and separate shower makes this a great family bathroom with good natural light.

Garden

Large family South/East facing garden so plenty of sunshine in the summer. Great space to relax, current paved but has potential for lawn if preferred. The garden has side access, so no more walking your bike through the house. At the rear of the garden you have a large shed and great additional storage.



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