

Chelmsford Road, Walthamstow, London, E17

**DIMENSIONS**

**Entrance**  
Via front door leading into:

**Entrance Hallway**  
Staircase leading to first floor. Door to reception room two.

**Reception Room One**  
13'6 x 10'8  
Open To:

**Reception Room Two**  
11'6 x 11'3  
Door to rear garden. Open To:

**Kitchen**  
10'1 x 7'9  
Doors to rear garden.

**First Floor Landing**  
Staircase leading to second floor. Door to all first floor rooms.

**Bedroom One**  
14'1 x 11'1

**Bedroom Two**  
11'3 x 8'10

**First Floor Bathroom**  
8'0 x 7'4

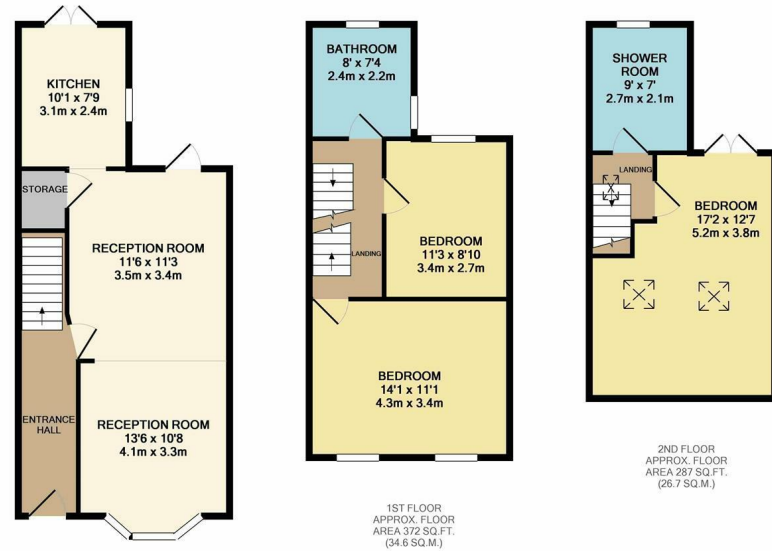
**Second Floor Landing**  
Doors To:

**Bedroom Three**  
17'2 x 12'7

**Shower Room**  
9'0 x 7'0

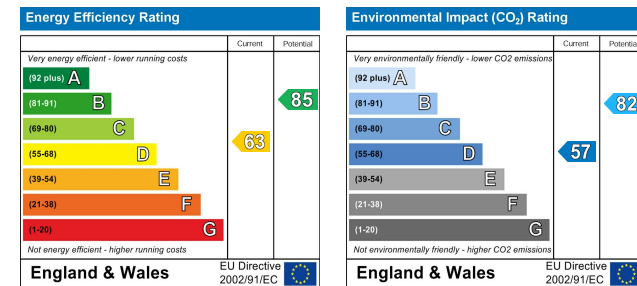
**Rear Garden**  
approx 40'

**FLOORPLAN**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**EPC CHART**



The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

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Chelmsford Road, Walthamstow, London, E17

Offers In Excess Of £725,000

**FOR SALE**

2 2 3

- Victorian Mid Terrace House
- Three Double Bedrooms
- Loft Conversion
- Kitchen With Potential To Extend
- First Floor Bathroom
- Close Walthamstow Queens Road Overground Station
- Close Proximity To Walthamstow Central Station
- Close To Walthamstow Village
- Approx 40' Rear Garden
- 1104 Sq Ft (102.6 Sq M)

Tucked between Queens Road and Boundary Road, this area of E17 has pretty much everything you could need on the doorstep. Perched just a short stroll from the Village, all the many bars and restaurants in and around Orford Road are easily accessible, whether you fancy modern European, pizza, tapas, or just a pint with friends in a really great pub (or two). There's plenty to do if you stick to Hoe Street as well, from the cocktails at Mirth Marvel & Maude and Eckovision (try the Bramble – it's lovely!), to a night of comedy at the Olde Rose & Crown, or maybe popcorn and a film at the Empire. Transport links are amazing too, whether you need Overground, tube or bus, with both Walthamstow Central and Walthamstow Queens Road stations close by. There's even Thomas Gamuel Park at the end of the road – perfect for when the dog needs to take you for a walk. As we said, everything you need is on your doorstep. Once you've sampled living in E17, you'll be hooked for life...



Living here...

What a lovely house this is. Yes, we know that is what estate agents always say, but that doesn't mean it isn't true in this case. Have a look at the photos and tell us we aren't right. Maybe it's the wonderfully bright double aspect through lounge, where the light reflects off and enriches the colour of the floorboards, and picks out the beautiful cornicing throughout. Maybe it's the modern fitted kitchen, with double doors leading out onto decking, which is clearly somewhere the current owners love to entertain. Or then again, maybe it's the three tastefully decorated double bedrooms on the upper floors (as well as the two modern bathrooms, one with two double sinks). Whatever it is, we are sure you will agree that "lovely" truly is the word for this house, and we're equally sure it's a word that your family and friends will use to describe it when they visit you there in your new home...



In This Area - By Walthamstow Diary

Get off the tube at Walthamstow Central and find the world waiting for you. Honestly, this is no exaggeration, if you want something, you'll likely find it not too far from the station. The market, the longest in Europe, is busy and thriving. Pick up fresh fruit and veg, or visit the rotisserie stall on a Saturday for the best pork or chicken baguettes in town. Next to the market we have a shopping centre packed with high street names, and right at the top of the High Street you'll find our new cinema and retail complex. Called the Scene, it is home to a ten screen Empire cinema, Pizza Express, and loads of other bars and restaurants. Just around the corner from this new cinema, is a very old one. The Granada opened in 1930, and after a long campaign by local residents it has recently reopened as a bar and live music venue. Now called Mirth, Marvel and Maud, this building is simply stunning. The hustle and bustle of the High Street is contrasted by the quiet residential streets that surround it. This part of Walthamstow really gives you the best of both worlds, a shopping hub, nightlife, and peace and quiet at home.

