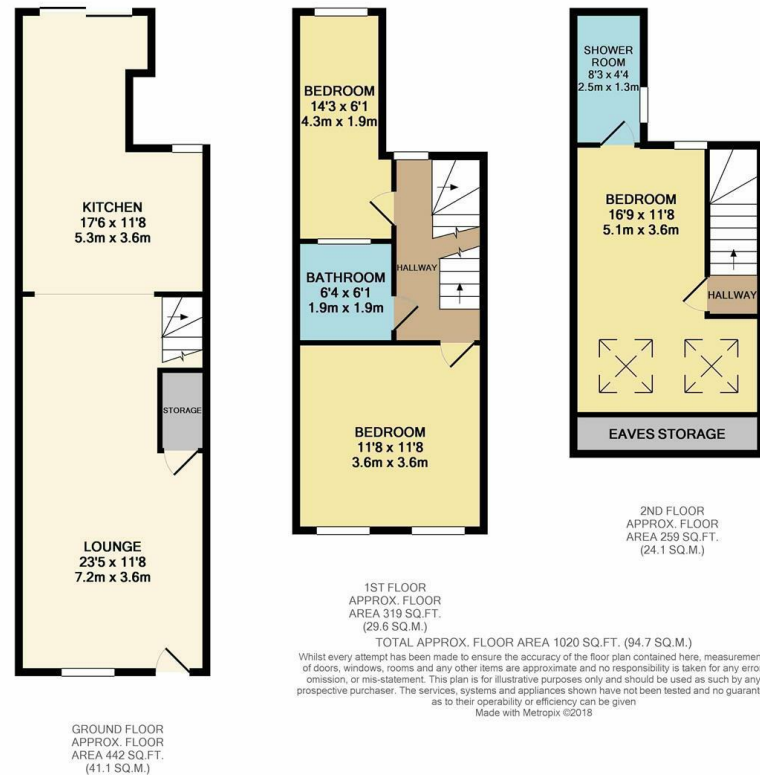


Milton Road, Walthamstow, London, E17

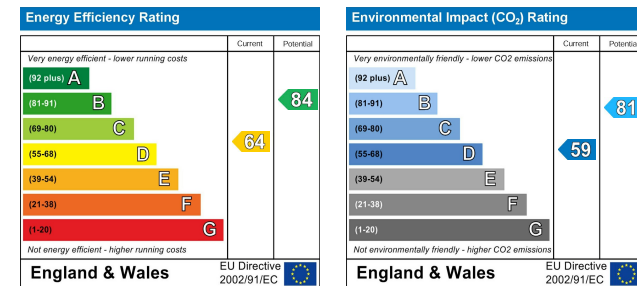
DIMENSIONS

- Entrance**
Via front door leading directly into:
- Lounge**
23'5 x 11'8
Staircase leading to first floor. Open to:
- Kitchen**
17'6 x 11'8
Doors leading rear garden.
- First Floor Landing**
Staircase leading to second floor. Door to all first floor rooms.
- Bedroom One**
11'8 x 11'8
- Bedroom Two**
14'3 x 6'1
- First Floor Bathroom**
6'4 x 6'1
- Second Floor Landing**
Door To:
- Bedroom Three**
16'9 x 11'8
Door to:
- Shower Room**
8'3 x 4'4
- Rear Garden**
approx 30'

FLOORPLAN



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).

40 Orford Road Walthamstow London E17 9NJ

info@estates17.co.uk 020 8520 9300 www.estates17.co.uk **ESTATES 17**

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Milton Road, Walthamstow, London, E17
Guide Price £675,000
Freehold

FOR SALE

1 2 3

- Guide Price: £675,000-£725,000.
- Victorian House
- Three Bedrooms
- Loft Conversion
- Double Glazed & Gas Central Heating
- Close To Walthamstow Village
- Close Proximity To Walthamstow Central Station
- Approx 30' Rear Garden
- No Onward Chain
- 120 Sq Ft (94.7 Sq M)

There is clearly some magic going on here. How else to explain what looks like a small charming Victorian house on the outside, but packs over 1000 square feet inside? It seems impossible, but it's true. And it's brand spanking new 1000 square feet to boot, with the current owners having done a fantastic refurbishment on the whole property, creating a modern, open plan home, but with the odd nod here and there to the age of the house, with period style fireplaces and radiators, and sash windows. On the ground floor it's possible to see from one end of the house to the other, thanks to the open plan design, which ensures light from both the front window and the rear patio doors floods the space. The fitted kitchen units, like the rest of the house, are box fresh, as of course are the family bathroom and shower rooms on the first and second floors respectively. Three bedrooms on the upper floors complete the stunning interiors, whilst to the rear of the house is the quiet and tranquil garden, offering a perfect spot to retreat on a warm summer's day. Yep, there's certainly magic going on here somewhere...

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Living Here...

Location! Location! Location! So, on today's "to do" list if you lived in this perfectly located house just off Hoe Street (be warned, you need an early start to pack it all in, despite it all literally being on your doorstep)...stroll the length of the longest street market in Europe, watch the latest blockbuster at The Scene, browse the shops in the Mall (perhaps whilst picking up a latte to go), get the strange and weird trimmed at Rocket Barbers, peruse the latest exhibition at the William Morris Gallery, sip on a Bramble or Espresso Martini at Mirth Marvel & Maude, devour a pizza at SoDo, laugh 'til your sides split at Red Imp Comedy....actually, can we stop for a sec - we're out of breath just typing this! You probably get the picture anyway - the list goes on and on. There simply isn't enough time in the day (however early you start). Good job Walthamstow Central Station is only a hop, skip and a jump away - after cramming all the above into your leisure time you will be shattered by the time Monday morning comes around...



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 & 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.

