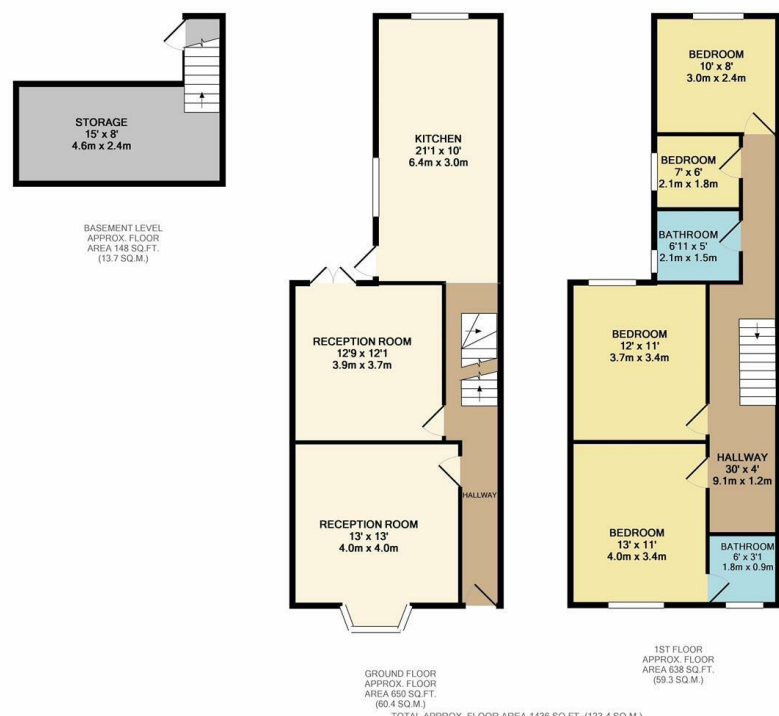


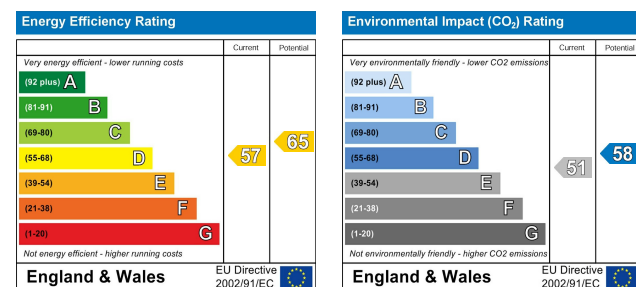
DIMENSIONS

- Entrance**
Via front door leading into:
- Entrance Hallway**
Staircase leading to first floor, Access To:
- Basement (Storage)**
15'0 x 8'0
- Reception Room One**
13'0 x 13'0
- Reception Room Two**
12'9 x 12'1
Door to rear garden.
- Kitchen**
21'1 x 10'0
Door to rear garden.
- First Floor Hallway**
30'0 x 4'0
Door to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.
- Bedroom One**
13'0 x 11'0
Door to ensuite bathroom.
- Ensuite Bathroom**
6'0 x 3'1
- Bedroom Two**
12'0 x 11'0
- Bedroom Three**
10'0 x 8'0
- Bedroom Four**
7'0 x 6'0
- Bathroom**
6'11 x 5'0
- Rear Garden (South Facing)**
approx 55'

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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Church Hill Road, Walthamstow, London, E17
Guide Price £995,000
 Freehold

FOR SALE

2 2 4

- Guide Price: £995,000 - £1,100,000.
- Victorian Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Walthamstow School For Girls Catchment
- St Marys School Catchment
- Short Walk To The Village
- Potential For Loft & Rear Extensions STPP
- Approx 55' South Facing Rear Garden
- 1436 Sq Ft (133.4 Sq M)

Wow - what a house this is! We obviously see a lot of amazing homes, but this is right up there with the best of them. In fact, we're struggling to think of a way in which it could be any better - it really is that good. You just know from looking at the photos that this is a fantastic home for the family that live here, and that whichever family is lucky enough to live here next will love it too. Yes, perhaps we're gushing a bit, but seriously, it's an amazing house! The richness of the stripped floorboards in the hallway welcome you in, leading you into the two beautiful receptions rooms, both with high ceilings and filled with light from the bay window and French doors respectively. The real hub though is the huge kitchen diner to the rear, which you just know is a place filled with the noise, chatter and laughter of family life on a daily basis. Upstairs there is room aplenty for even the fastest growing family. Ascend the stairs and you will discover 4 bedrooms and the family bathroom. The master bedroom is a particular treat, benefiting as it does from an en suite bathroom. To the rear of the house the south facing rear garden offers space for kids and adults alike, whilst if even more space is required internally, then there is a basement for storage. Bet you're struggling to think of a better house now as well...

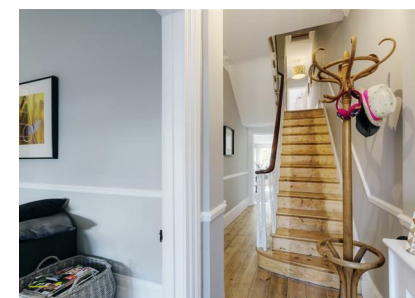
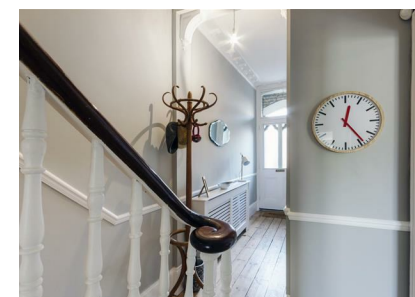
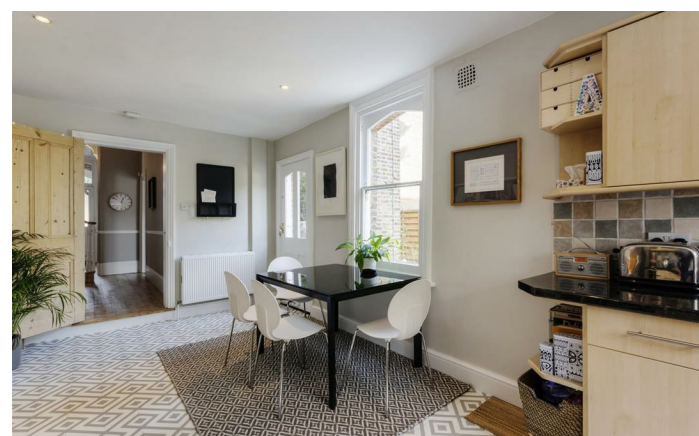
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Living Here...

OK, let's be honest (no estate agency jokes please) - as a parent, if the kids are happy then you're happy, right? Sounds easy, but of course, it isn't. Now we're not saying buying this house is the panacea for all child centred boredom, but it might go some way to making life just that little bit easier, and certainly a lot more fun. Just look at what there is to do with the kids in and around this part of E17. There's tennis at Lloyd Park, swimming at the new pool, cycling around the Village, movies at The Empire or Stow Kids Film Lounge....the list goes on and on. It's even great if you fancy jumping on a train and hitting the museums and open spaces of central London, with Walthamstow Central station just down the hill. With all that to do, surely boredom will never be on the agenda again...



In This Area - By Walthamstow Diary

Sitting opposite a 15th century timber-framed house, listening to the sound of bells ring in the nearby 12th century church, whilst the breeze gently blows through the trees behind you. Sounds idyllic doesn't it? Sounds like a scene from the middle of the countryside, but it isn't. This is the scene you will find when sat on the bench on Church Lane in Walthamstow. The timber-framed building in front of you is the Ancient House, the church bells belong to St Mary's, and all around you is Walthamstow Village. Leave the bench behind, walk forwards, and you'll soon find yourself on Orford Road. Take the weight off your feet and relax with a glass of wine at In Vino Veritas. Wander a bit further down the road and you'll find Froth & Rind, our very own (and very amazing) cheese and beer shop. Pop in to the tapas bar or deli, have a meal and pint of pale in The Queens Arms, or chill in the garden of The Village pub. Quiet roads, beautiful cottages, pubs, restaurants, parks for the kids, and more character than you can shake a stick at. This is an urban Village with something for everyone.

