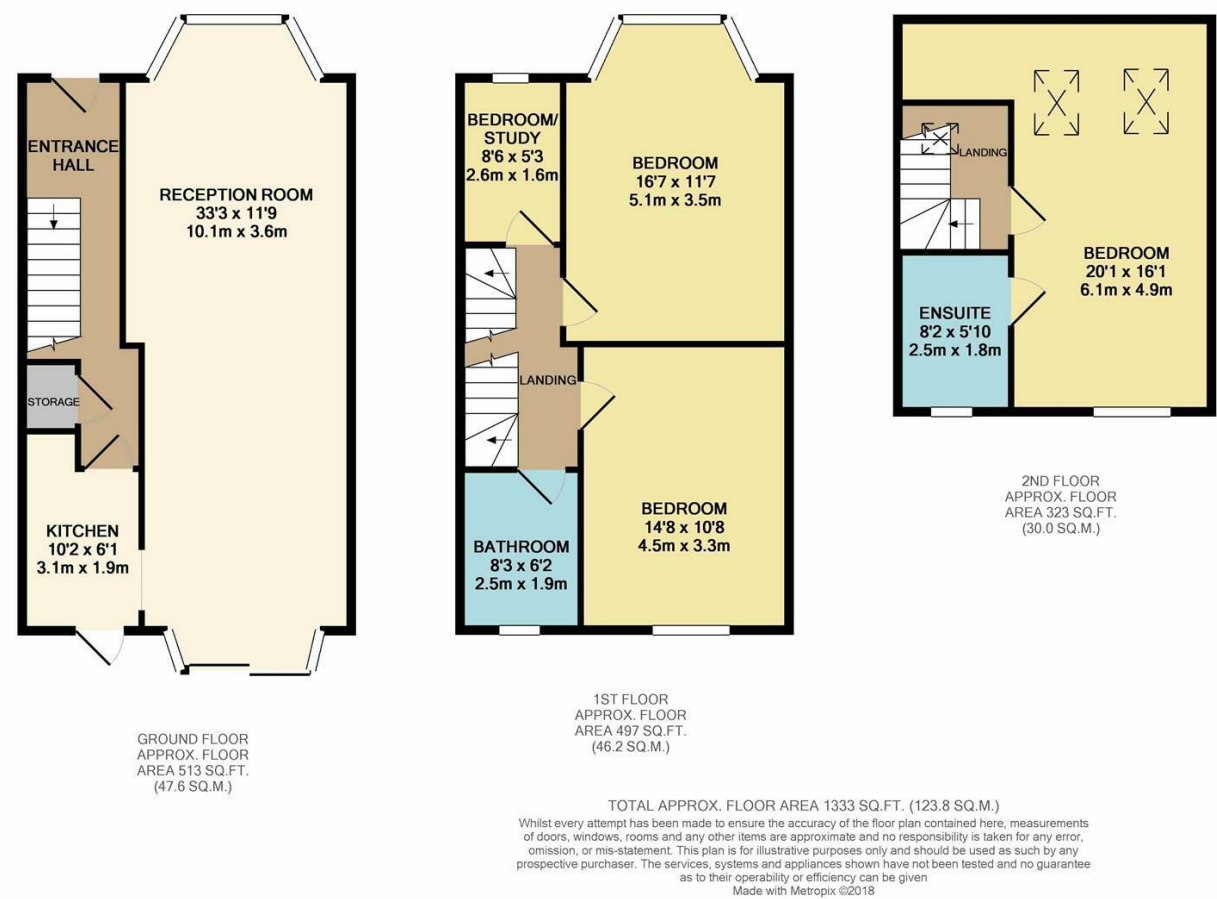
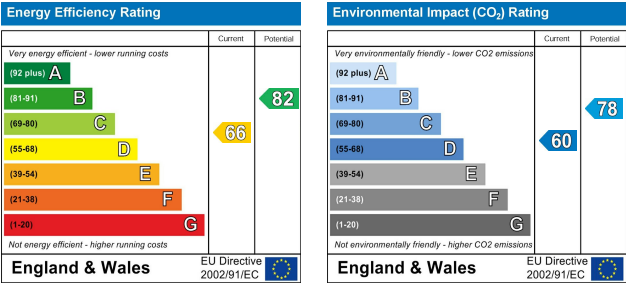


Falmer Road, Walthamstow, London, E17

FLOORPLAN



EPC CHART



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ESTATES17

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ESTATES17 WALTHAMSTOW'S ESTATE AGENT



Falmer Road, Walthamstow, London, E17

Offers In Excess Of £750,000

Freehold

- Mid Terrace House
- Four Bedrooms
- Two Bathrooms
- Through Lounge
- Fully Double Glazed & Gas Central Heating
- Walthamstow Village Borders Location
- 0.4m To Walthamstow Central Station
- Approx 50ft West Facing Rear Garden
- Off Street Parking
- 1333 Sq Ft (123.8 Sq M)

With over 1300 square feet of space (or 123 square metres if you're under 40), this terraced house has plenty of room for your family to grow, and turn this into a home for years to come. The ground floor is pretty much completely open plan, with the cavernous, double aspect through lounge having direct access to the kitchen, thus ensuring that it's easy to keep an eye on the children doing their homework whilst you rustle up something for their dinner. The four bedrooms and two bathrooms are arranged over the two upper floors, again ensuring plenty of room and thus familial harmony. On the first floor there are three bedrooms and the family bathroom, whilst the second floor houses the master bedroom and en suite shower room. To the rear of the property, and accessed either from the lounge or kitchen, is the private and peaceful garden, with room to sit and relax on the patio area (for the adults) or charge around without the slightest hint of exhaustion (yes kids, we mean you!)

FOR SALE

1 2 4

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Living here...

Not just a great house, but a great location too. Head out of the front door towards Forest Road, and you arrive in double quick time on the doorstep of The Bell, a fantastic gastro pub and the perfect spot whether you fancy a quiet pint at lunch or a carousing evening of good food and great wine with friends. Just around the corner from The Bell is the fantastic Wynwood Art District - ideal for the morning caffeine fix. Or head further down Forest Road and into Lloyd Park for a game of tennis, bowls, or just a wander around the gardens. Head out of the front door in the opposite direction and the delights of the Village are just a hop across Church Hill, whilst the daily commute may be made ever so slightly more bearable by knowing Walthamstow Central station is just a short stroll down the same road. (It also means that on the way home it's as easy as ABC to pick up a pizza from Yard Sale or SoDo, thus stopping you blankly staring into the fridge, racking your brains as to what to cook for dinner). Now tell us all that doesn't add up to a great location...



In This Area - By Walthamstow Diary

Where in Walthamstow can you find a Greek theatre, supposed plague pit, and a collection of dead poets? Give up? Well I'll tell you - the answer is Church Hill. OK, plague pits and dead poets make it sound a bit a grim so let me tell you more. The dead poets are road names, Milton, Aubrey and Byron. These roads, along with a few others are often referred to as Poets Corner. This little bit of E17 has a great community vibe, and residents hold a cracking street party every year. The Greek theatre is in the grounds of Walthamstow School For Girls. Built in the 1920s, this open air theatre still hosts performances every summer. The plague pit - well, that's more of a local legend really. People say that Vinegar Alley, which links Church Hill to Church Lane, gets its name because locals sprinkled vinegar along the alley to stop the plague spreading from the graves beyond. This probably isn't true, but it's a good story to tell visitors. With easy access to the Village, Hoe Street and the High Street, Church Hill and its surrounding roads are a great base from which you can explore the rest of Walthamstow.



DIMENSIONS

- Entrance**
Via front door leading into:
- Entrance Hallway**
Staircase leading to first floor. Door to kitchen.
- Through Lounge**
33'3 x 11'9
Door to rear garden.
- Kitchen**
10'2 x 6'1
Door to rear garden.
- First Floor Landing**
Staircase leading to second floor. Door to all first floor rooms.
- Bedroom One**
16'7 x 11'7
- Bedroom Two**
14'8 x 10'8
- Bedroom Three/Study**
8'6 x 5'3
- First Floor Bathroom**
8'3 x 6'2
- Second Floor Landing (Loft)**
Door To:
- Bedroom Four**
20'1 x 16'1
Door To:
- Ensuite**
8'2 x 5'10
- Rear Garden (West Facing)**
approx 50'