

Barrett Road, Walthamstow, London, E17

DIMENSIONS

Entrance  
Via front door leading into:

Entrance Hallway  
Staircase leading to first floor. Door to ground floor wc, reception room & kitchen/diner.

Ground Floor WC

Through Lounge  
23'9 x 11'8

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

Bedroom One  
15'10 x 13'2

Bedroom Two  
10'5 x 9'5

Bedroom Three  
9'7 x 8'4

First Floor Bathroom  
7'3 x 6'1

Second Floor Landing (Loft)  
Door to bedroom four & bedroom five.

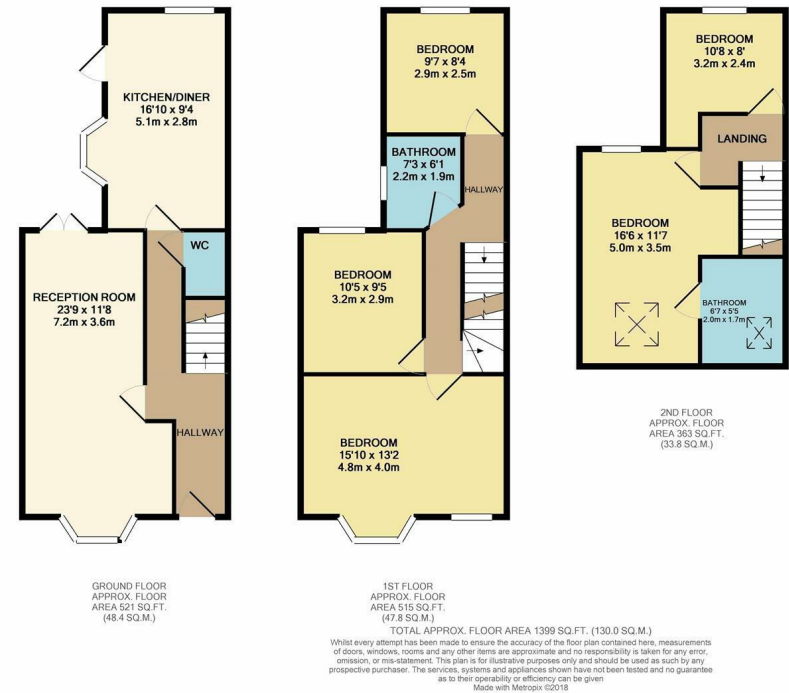
Bedroom Four  
16'6 x 11'7  
Door To:

Second Floor Bathroom  
6'7 x 5'5

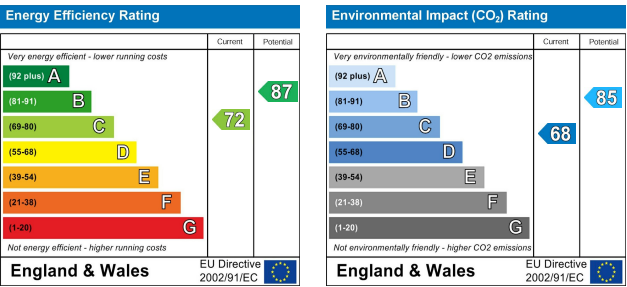
Bedroom Five  
10'8 x 8'0

Rear Garden  
approx 35'

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

ESTATES17

You may download, store and use the material for your own personal use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Barrett Road, Walthamstow, London, E17

Guide Price £750,000

Freehold

- Guide Price: £750,000 - £800,000
- Victorian Mid Terrace House
- Five Bedrooms
- Through Lounge & Kitchen/Diner
- Loft Conversion
- 0.2m To Wood Street Station
- Village Borders Location
- Approx 35' Rear Garden
- No Onward Chain
- 1399 Sq Ft (130.0 Sq M)

FOR SALE

1 2 5

With a large double height bay to the front and beautiful yellow London brickwork, this property is certainly a handsome thing. But don't take our word for it – come and have a look for yourself. It's just as lovely inside as it is out, the owner having undertaken a complete refurbishment, transforming the property into a light, bright and attractive family home. With double aspect through lounge, modern kitchen and WC on the ground floor, four bedrooms and two bathrooms (one en suite) on the upper two floors, and a private garden to the rear, this has all the makings of a great home for someone's family for many years to come. Is that someone you...?

✉ info@estates17.co.uk ☎ 020 8520 9300 🖥 www.estates17.co.uk







Living here...

At the risk of repeating ourselves, we adore this part of Walthamstow. Seriously, what's not to like? As well as an amazing sense of community, Wood Street is rapidly becoming another must visit destination in E17. There are literally new businesses and buildings seemingly popping up daily. Head down to Marilucia for a fantastic thin crust pizza (we love the Contadina), or check out the amazing vegan food at Mini Hiba. If it's evening entertainment you want, The Duke offers fabulous cocktails and burgers well into the early hours, or wander up Shernhall Street to the Ravenswood, where your mind will be blown by the dazzling neon at God's Own Junkyard. If the head is somewhat fuzzy the next morning, where better than the Old Station Yard Café for the magical restorative effects of a full English fry up, perhaps wandering into Lancaster's next door when you're done to pick up some plants for the garden. If you feel the need for exercise, Walthamstow Cricket Tennis and Squash Club is just around the corner on Greenway Avenue, whilst across the border in E11 Hollow Ponds offers the perfect spot for walking the dog (or for the dog to walk you). All this, and just a short train journey from the City via the handily located Wood Street station. Like we said, what's not to like...?



In This Area – By Walthamstow Diary

Picture the scene - you are sat in a café, melting into the best hot chocolate you have ever had, watching Morris Dancers whack each other with sticks, whilst a man dressed as a giant ram chases after a group of kids. Wood Street is the kind of place where this sort of stuff happens all the time. As well as events and family fun days, you will also find a load of street art courtesy of Wood Street Walls. Visit Wood Street Indoor Market and roam its narrow corridors which are packed with antiques, vintage, and all sorts of curiosities. Why not visit Homies on Donkeys taqueria, browse through racks of vintage dresses at Gigi's Dressing Room or perhaps indulge in a City Spa Day at Y.Wait Beauty Salon. If you get hungry, The Duke pub is good for beer and burgers, whilst the Flower Pot is a more traditional pub and is fully equipped with pool tables and dart boards. Plus there's Teras Turkish Barbecue restaurant or The Brothers Fish Bar, which are also popular local haunts. Hollow Ponds boating lake and Epping Forest are just a short walk up Wood Street – both are excellent places to exercise, relax and unwind.