

P Permit holders only **LH**
Mon - Fri
8 am - 6.30 pm

HUNTERS[®]
HERE TO GET *you* THERE

Springfield Road, Walthamstow, London, E17 8DB



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Guide Price £640,000 - £660,000

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HUNTERS are thrilled to introduce this enchanting property situated on the sought-after Springfield Road in the heart of London! This exquisite residence promises a blend of charm and modernity, making it an ideal choice for discerning buyers.

Step inside to discover two elegant reception rooms, thoughtfully designed for both entertaining and unwinding with family and friends. The house features four generously sized bedrooms, offering ample space for every member of the family to relax and enjoy their personal retreat.

The property boasts two contemporary bathrooms, ensuring ultimate convenience and comfort for all occupants. The principal bedroom's en-suite bathroom adds a luxurious touch, creating a private haven for you to indulge in daily comfort and relaxation.

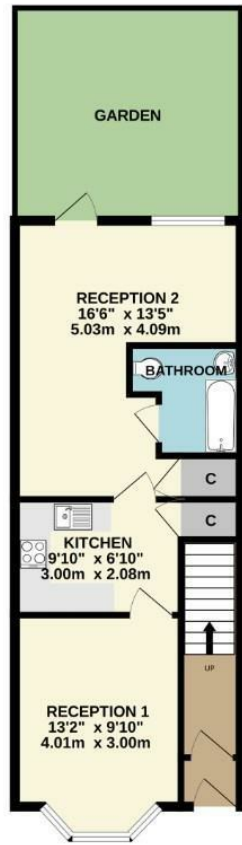
Nestled within walking distance of the bustling Walthamstow High Street, this location provides unparalleled access to an array of shops, dining options, and essential amenities. The vibrant local atmosphere ensures you're always connected to the heart of community life, with endless entertainment and conveniences right at your doorstep.

Moreover, the cleverly designed loft conversion offers additional versatile space, perfect for an extra bedroom, a dedicated home office, or a cosy reading nook—the possibilities are limitless!

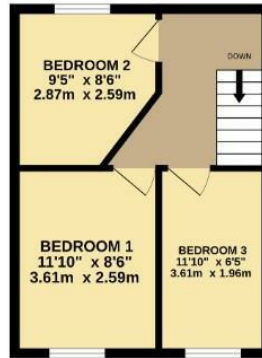
Seize the opportunity to make this delightful, chain-free house your new home. Contact HUNTERS today to arrange a viewing and embark on the journey to owning this exceptional property in one of London's prime locations. Your dream home awaits!

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Double glazed front door into porch, further door into hallway.

HALLWAY

Access to ground floor rooms, stairs leading to first floor.

RECEPTION ONE

13'2" x 9'10"

Double glazed bay window to front, carpet flooring, wall mounted radiator.

RECEPTION TWO

16'6" x 13'5"

Double glazed windows to rear, double glazed door leading to rear garden, carpet flooring, wall mounted radiator, access to bathroom.

KITCHEN

9'10" x 6'10"

Range of wall and base units, roll top work surface, sink and drainer, integrated oven and hob with extractor hood, laminated flooring, storage cupboard.

BATHROOM

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low level w.c, wash basin in vanity unit, laminated flooring, heated towel rail, tiled walls.

GARDEN

Mainly paved, rear access via remote control electric shutter, parking space for a car.

FIRST FLOOR

Access to all first floor rooms, stairs leading to second floor.

BEDROOM ONE

11'10" x 8'6"

Double glazed window to front, carpet flooring, wall mounted radiator.

BEDROOM TWO

9'5" x 8'6"

Double glazed window to rear, carpet flooring, wall mounted radiator.

BEDROOM THREE

11'10" x 6'5"

Double glazed window to front, carpet flooring, wall mounted radiator.

SECOND FLOOR

Access to bedroom four.

BEDROOM FOUR

Double glazed window to rear, two skylight windows, carpet flooring, wall mounted radiator, storage cupboard, door to en-suite.

En-suite

Shower cubicle, low level w.c.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









