

Total Area (Excluding Lean-to): 68.9 m² ... 741 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

- Reception
10'11" x 9'10"
- Reception
14'3" x 9'8"
- Kitchen
7'11" x 7'8"
- Lean to
5'10" x 8'3"
- Bedroom
14'2" x 9'10"
- Bedroom
6'10" x 9'10"
- Bathroom
6'9" x 6'6"
- Stoarge
- Porch
- Garden
approx. 54'1" x 15'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MOUNT PLEASANT ROAD, WALTHAMSTOW

Offers In Excess Of £485,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Higham Hill Location
- Large Rear Garden
- First Floor Bathroom
- Quiet Residential Turning
- Ideal First Time Buy

This two bedroom terraced house in Higham Hill is a just couple of minutes from the local shops and within easy walking distance of Blackhorse Road station. It has great garden and is close to a variety of green spaces, including Higham Hill, Lloyd Park, and Walthamstow Wetlands.

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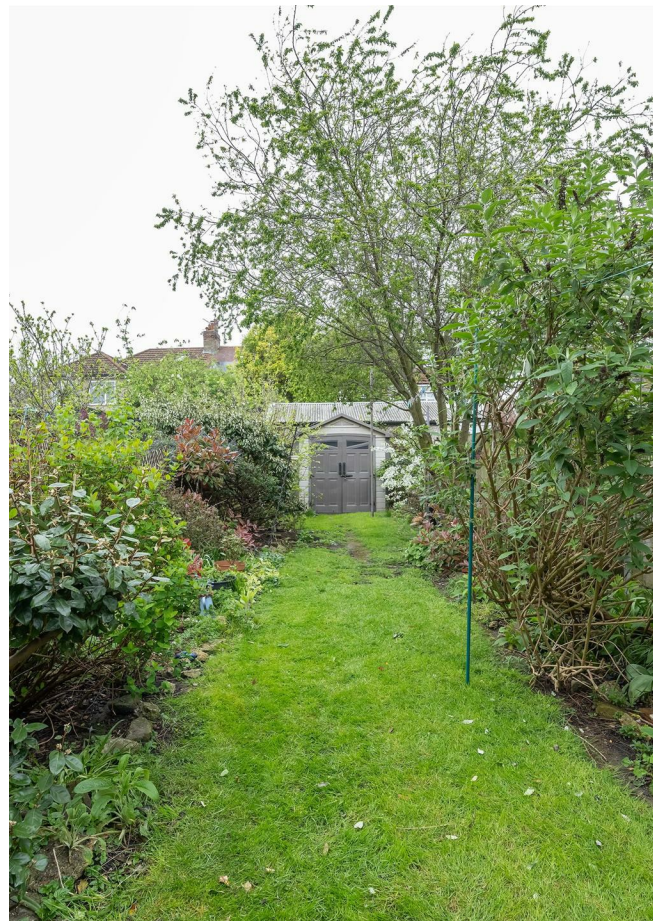
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IF YOU LIVED HERE...

You'd love living in the popular Higham Hill neighbourhood, known for its family-friendly community and good access to shops, green spaces, and public transport.

The property is in a good condition and has considerable potential for adding space and value. The current layout is relatively unchanged from the original floorplan with a front living room, rear reception/dining room, and separate kitchen downstairs, and two bedrooms and a bathroom upstairs. And there's plenty of built-in storage throughout.

Entering via a small porch, you come into a hallway with the front living room immediately to your left. This sunny, south-facing space has a welcoming feel and features a gas fire with a wood surround. The rear reception room, currently used as a second living room, has a similar vibe, and would also make an excellent dining room as it's directly connected to the separate kitchen which is fitted with handleless floor and wall cabinets and a long worktop. There's also a tiled splashback and space for freestanding appliances. A window above the sink provides a garden view and ventilation, and there's a door to a lean-to which in turn opens onto the rear garden. On the first floor, the main bedroom is at the front of the house with the second bedroom and bathroom at the rear. The main double bedroom has two south-facing windows and a lovely wood floor. Measuring 13'2" by 9'10" there's ample space for a

kingsize bed and a selection of bedroom furniture. The rear bedroom is a smaller double with a wood floor and views over the rear garden.

The bathroom is spacious, with smart red and black metro-tiled walls, a large, obscured glass window, and a contemporary bath, washbasin console, and WC. The delightful back garden has a central lawn with an attractive specimen tree, deep border with mature planting, and a large garden studio at the end.

WHAT ELSE?

- There's a selection of local shops a couple of minutes' walk away along Higham Hill Road, and the town centre amenities of Central Walthamstow Central are a quick cycle or bus away.
- Blackhorse Road station is less than a mile from your door, and from here you can be in central London at King's Cross in just 13 minutes.
- The property is close to excellent schools such as Whittingham Primary School, Roger Ascham Primary School, and William Morris School.
- Local green spaces range from include Higham Hill Park (a five minute walk) to Lloyd Park and the extensive Walthamstow Wetlands (both approximately a 13 minute walk).



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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