

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



## FULBOURNE ROAD, WALTHAMSTOW

Guide Price £525,000 Freehold  
3 Bed House - End Terrace



### Features:

- Three Bedrooms
- Victorian End of Terrace House
- Two Reception Rooms
- Potential to Extend (STTP)
- Secluded Rear Garden
- Proximity to Epping Forest

\*\*GUIDE PRICE £525,000-£550,000\*\*

This bright and spacious three-bedroom end-of-terrace home sits on a residential street in a fantastic part of E17, with the buzzing amenities of Walthamstow in one direction, the peace and quiet of Epping Forest in another, and the convenience of Wood Street station in the other.

There's a secluded garden at the rear, as well two receptions and a lean-to, not to mention the sprinkling of charming period features. There's also potential to extend, subject to the usual permissions.

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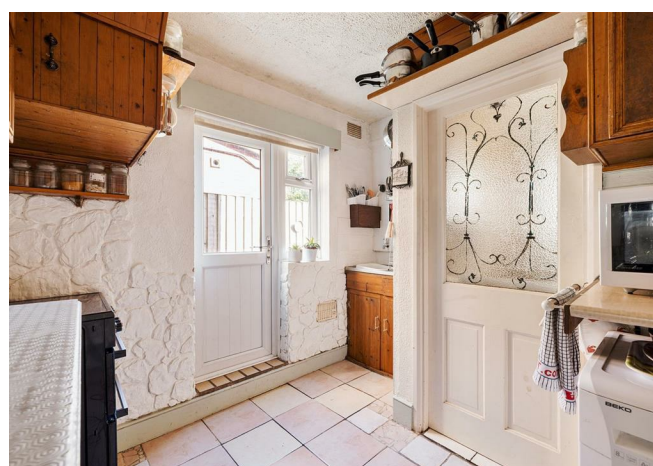
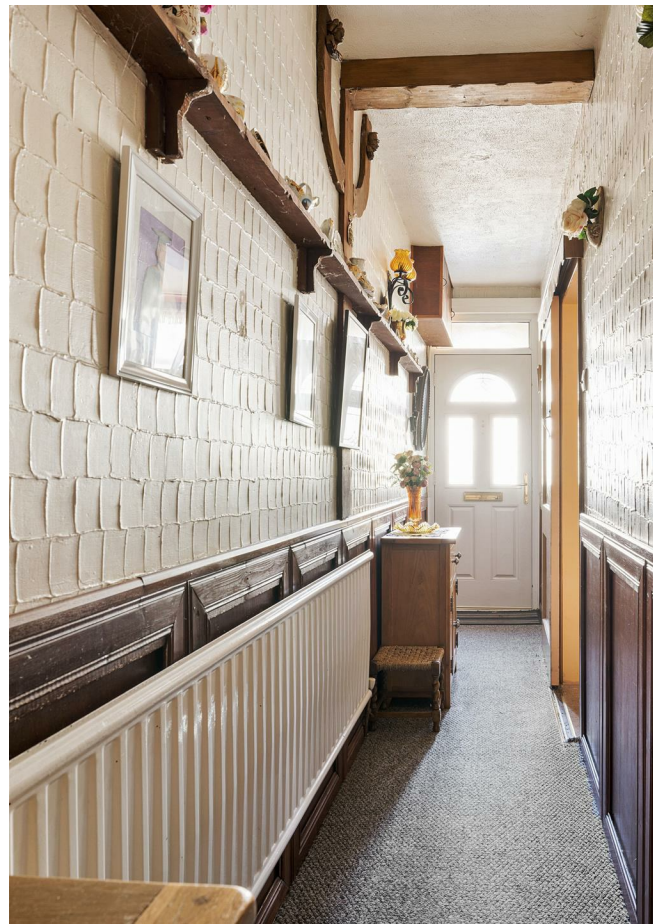
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### IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides - the layout is perfectly balanced, something the Victorians had a knack for. Planning on putting in some design work? You got a fantastic base with the two reception rooms, and the area with the kitchen, bathroom and lean-to at the rear of the ground floor provides a great space and perfect opportunity to get creative with some mood boards.

Up on the first floor you'll find three bedrooms, while at the rear your garden is gorgeously secluded and bursting with rich foliage. Want more green space? Epping Forest and Lloyd Park are both a short stroll away - and both glorious in different ways.

As for urban delights, Wood Street is thriving with young energy; several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Start with Lebanese and Palestinian eatery Mini Hiba, new craft beer bar Wood Street Bear, tasty brunch spot Dudley's and award-win bakery Chocolatine. Even closer to home, you'll find the charming coffee shop Ruttle & Rowe.

If you need to travel further afield, you're less than a mile from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line. High



### A WORD FROM THE OWNER...

"My husband and I bought the house in 1975. It was a very friendly street and still is, though many of our old friends have moved on. The newer, younger residents in 214 are very helpful and considerate. Our sons enjoyed their time at Thorpe Hall School and loved being a walk away from Epping Forest where they could ride their bikes. They also enjoyed local swimming and other sports facilities. Walthamstow Market and the Victoria Line are a short bus ride away, and as a family we sometimes took the car or a bus for a picnic at Connaught Water or Chingford Plains, or further into Essex to visit the Rhodings, Theydon Bois, Abridge etc. I love shopping and it is easy to get to the West End on the Victoria Line. 216 has been a very happy, comfortable, convenient home for our family. I am only leaving it now due to old age."

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**Reception Room**

10'8" x 13'2"

**Reception**

10'8" x 11'5"

**Kitchen**

8'11" x 6'9"

**Bathroom**

5'5" 6'0"

**Bedroom**

14'2" x 11'5"

**Bedroom**

10'9" x 11'5"

**Bedroom**

8'11" x 10'4"

**Garden**

approx. 49'2"



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