



## Grove Road, London E17 9BN

£2,700

Welcome to this charming property located on Grove Road in the vibrant area of Walthamstow. This delightful house boasts a through out lounge, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The property features two bathrooms, ensuring convenience and luxury for all residents. Situated in a sought-after neighbourhood, this house offers a perfect blend of urban living and suburban tranquillity.

Whether you are looking to host gatherings in the elegant reception rooms or seeking a peaceful retreat in one of the well-appointed bedrooms, this property caters to all your needs. Don't miss the opportunity to make this house your home and experience the best of Walthamstow living.



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**Shower Room**  
1.58 x 1.81



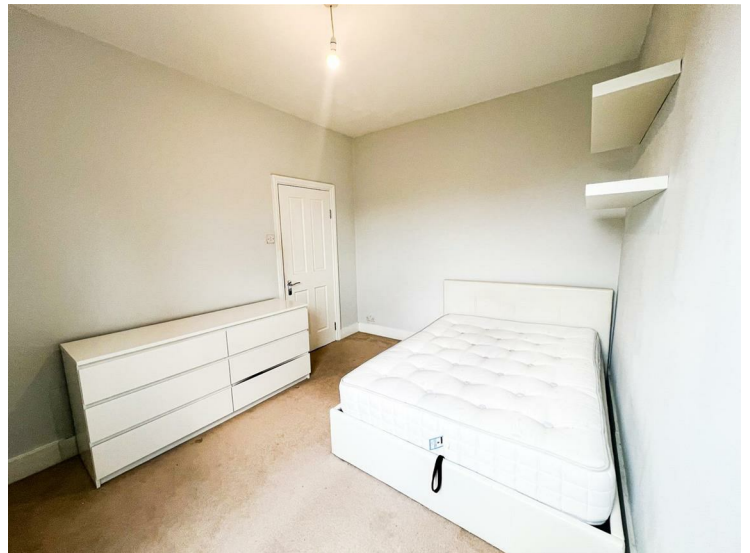
**Bedroom 1**  
14'3" x 10'1" (4.36 x 3.08)



**Reception Room**  
28'11" x 11'4" (8.82 x 3.47)



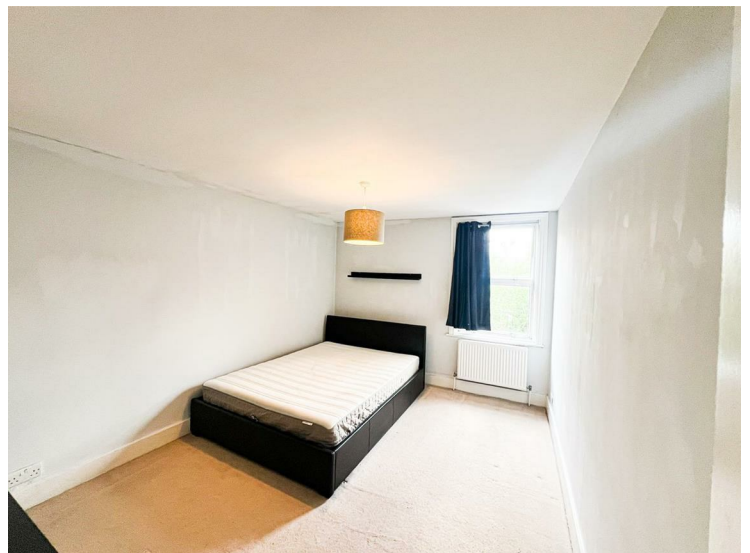
**Bedroom 2**  
12'3" x 9'6" (3.74 x 2.9)



**Kitchen**  
10'0" x 19'2" (3.06 x 5.86)



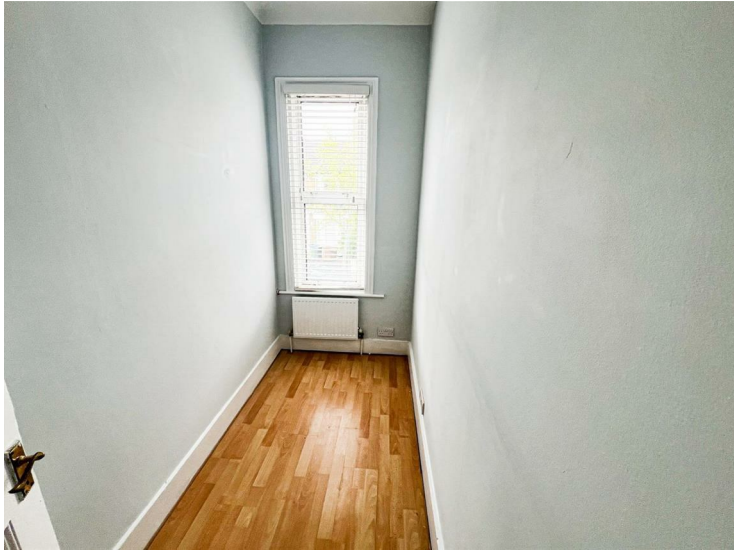
**Bedroom 3**  
15'1" x 10'3" (4.62 x 3.14)



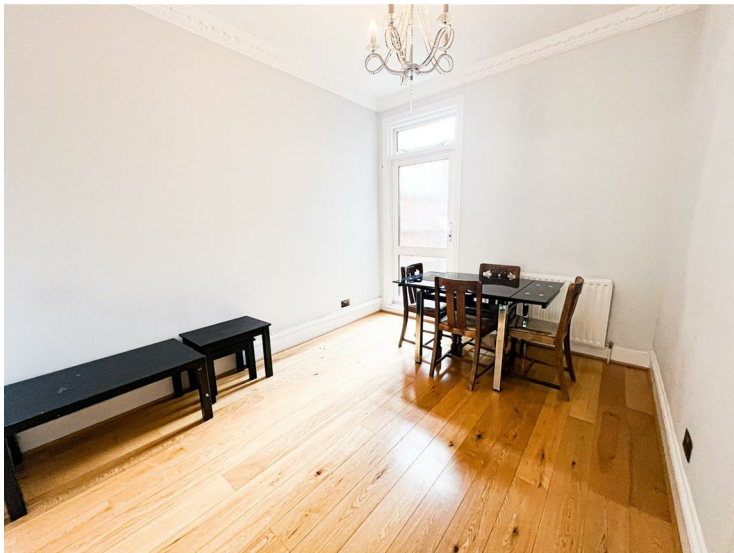


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**Bedroom 4**  
9'0" x 4'1" (2.76 x 1.25)



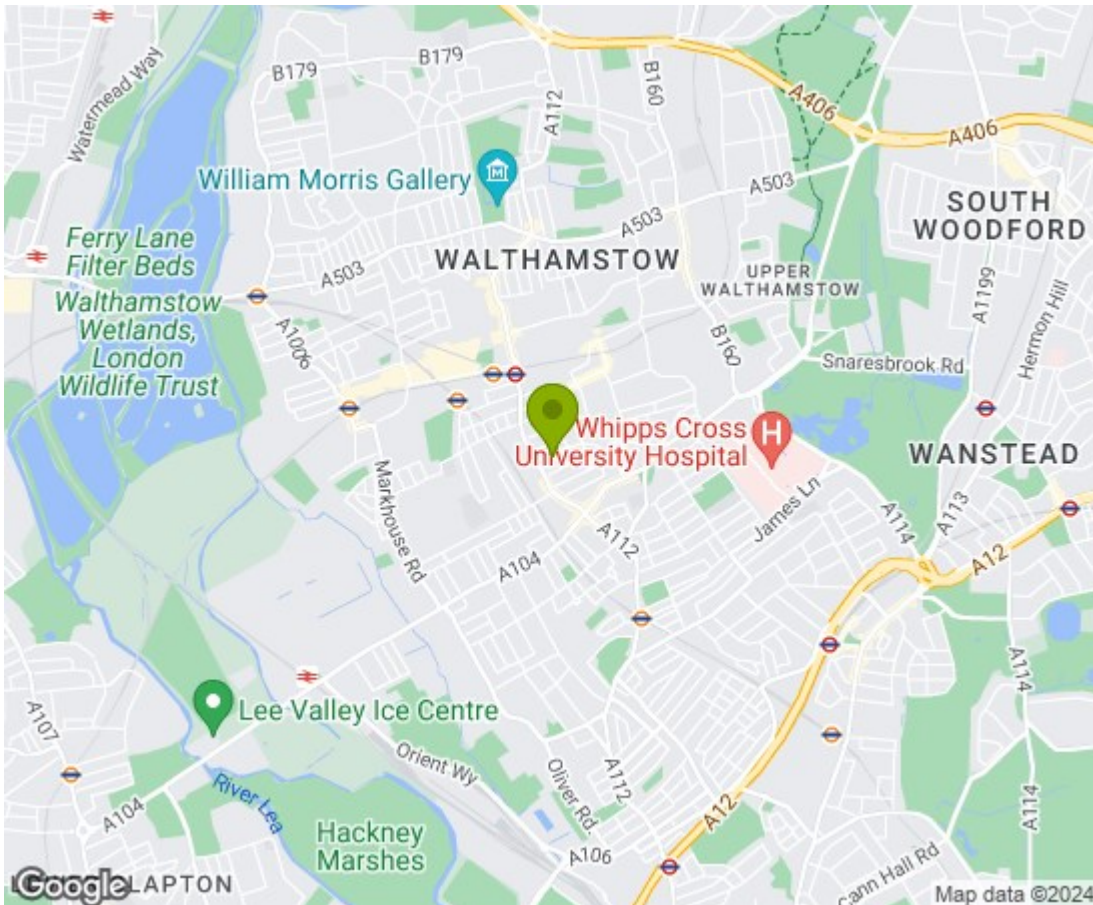
**Bathroom**  
7'2" x 5'1" (2.19 x 1.56)





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

