



Garner Road, London E17 4HE

£2,595

Welcome to this charming mid-terrace house located on Garner Road in the delightful area of Walthamstow. This property boasts a generous 1,572 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a modern and spacious kitchen, ideal for whipping up delicious meals and creating lasting memories with loved ones. The separate reception room offers a cosy space to unwind after a long day, providing the perfect setting for relaxation.

With four bedrooms and three bathrooms, this house offers ample space for everyone to enjoy their own privacy and comfort. The layout is thoughtfully designed to cater to the needs of modern living, ensuring both functionality and style.

Built in 1950, this property exudes character and charm while also offering the convenience of contemporary amenities. The location on Garner Road provides easy access to local amenities, schools, and transport links, making it a desirable place to call home.

Don't miss the opportunity to make this house your own and experience the best of Walthamstow living. Book a viewing today and step into your future home!

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Kitchen/Diner

21'1" x 13'9" (6.45 x 4.21)



Bedroom 3

11'5" x 8'4" (3.50 x 2.55)



Reception

25'10" x 13'9" (7.88 x 4.21)



Bedroom 1

20'0" x 12'5" (6.11 x 3.80)



Bedroom 4/Study

6'11" x 5'11" (2.13 x 1.82)

Bathroom

8'11" x 8'3" (2.74 x 2.53)



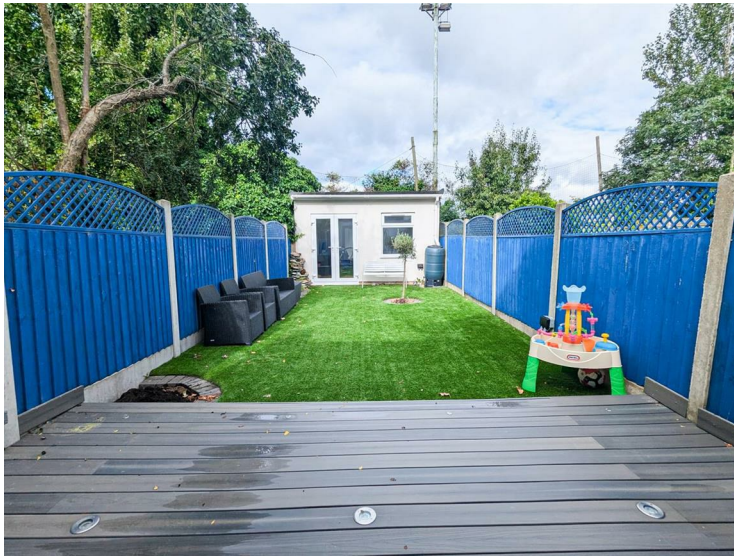
Bedroom 2

13'9" x 11'5" (4.21 x 3.50)



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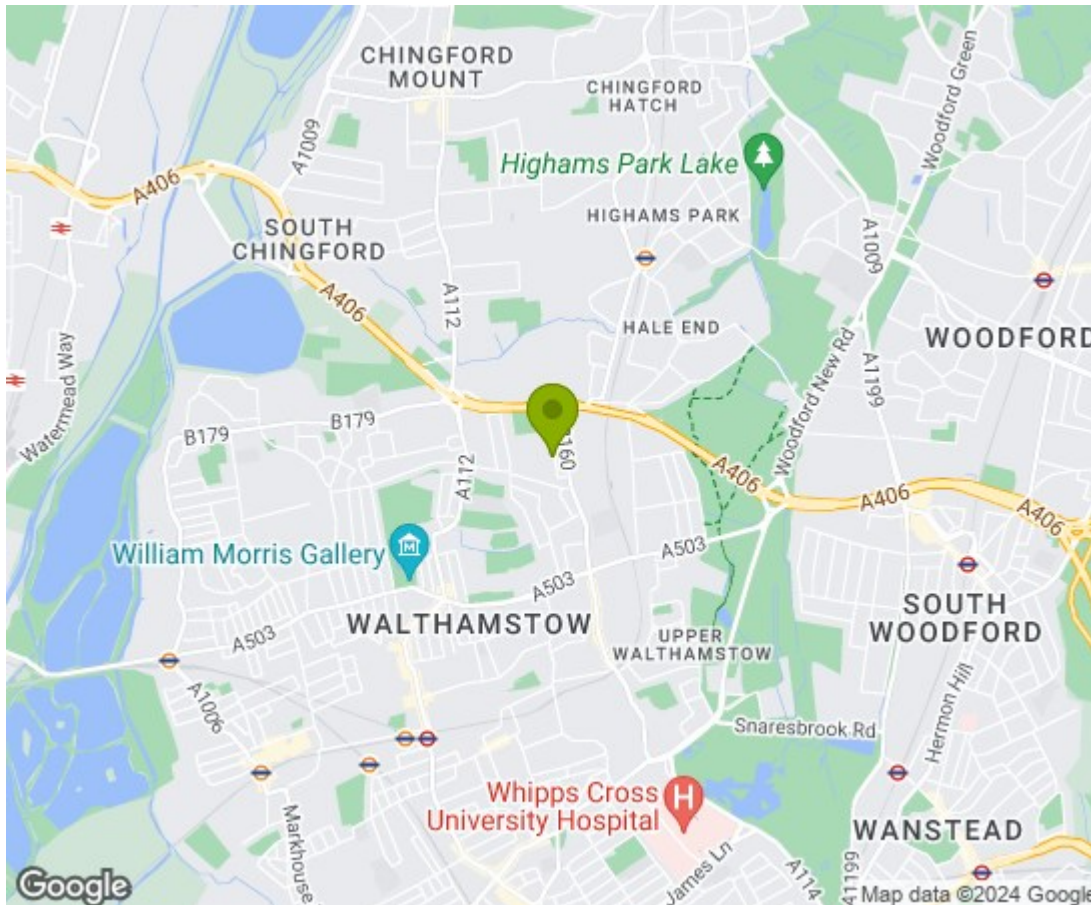
Shower Room
8'6" x 6'2" (2.60 x 1.88)





Total floor area 134.1 sq.m. (1,444 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

