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Mon - Sat
8 am - 6.30 pm

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estates



Lancaster Road, Walthamstow

Guide Price £850,000

Tenure : Freehold

Floor Area : 1130.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	



Guide price £850,000-£900,000. This charming deceptively spacious Victorian property is located on Lancaster Road in this popular area of Walthamstow. This delightful house boasts a cosy lounge with bay window and wood burner, separate dining room which in turn leads onto a generous living/kitchen space, giving access via full width bi-fold doors to the well tended rear garden, with 4 bedrooms and 2 bathrooms (plus potential for a third) there is ample space for the whole family to enjoy.

Spanning across three floors providing 1,130 sq ft of accommodation, this property offers a comfortable and spacious living environment, having been thoughtfully extended and modernised by the present vendors, providing well planned and fitted living accommodation.

The proximity to Blackhorse Road Station makes commuting a breeze, ensuring you are well-connected to the rest of London. For nature enthusiasts, the nearby Walthamstow Wetlands provides a serene escape from the hustle and bustle of city life. Additionally, the presence of microbreweries in the area offers a unique and trendy experience for those who appreciate craft beverages.

Blackhorse Workshops nearby provide a creative hub for those with artistic inclinations, adding a touch of inspiration to your daily life. The tree-lined turning outside the property adds to the picturesque charm of the neighbourhood, creating a peaceful and inviting atmosphere.

Don't miss out on the opportunity to make this house your home and experience the best of what Walthamstow has to offer. Contact us today to arrange a viewing and take the first step towards your new beginning in this wonderful property on Lancaster Road.

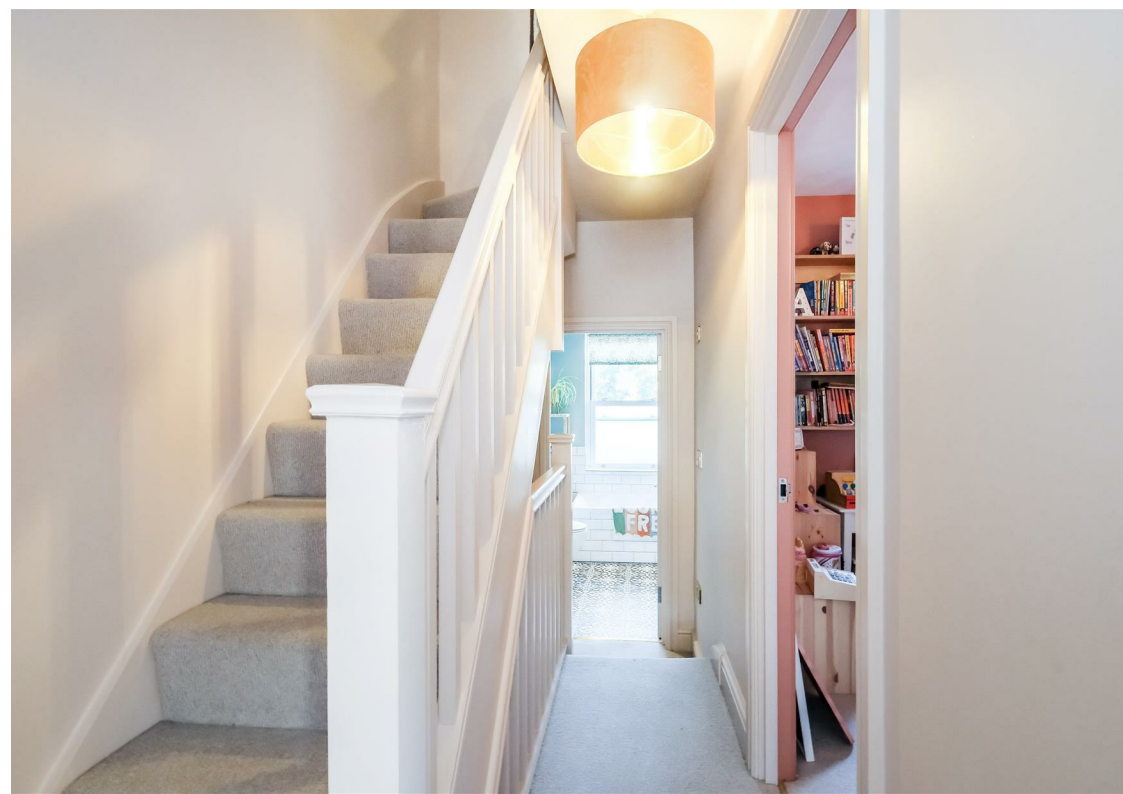


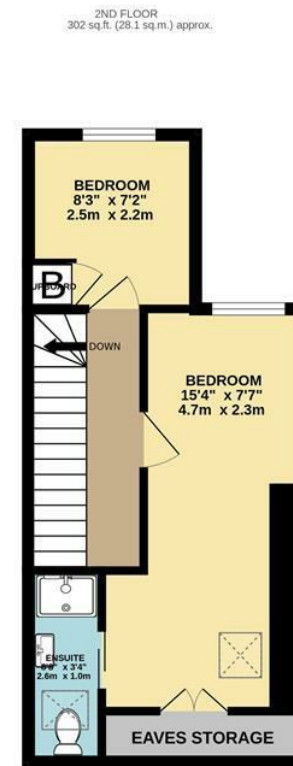
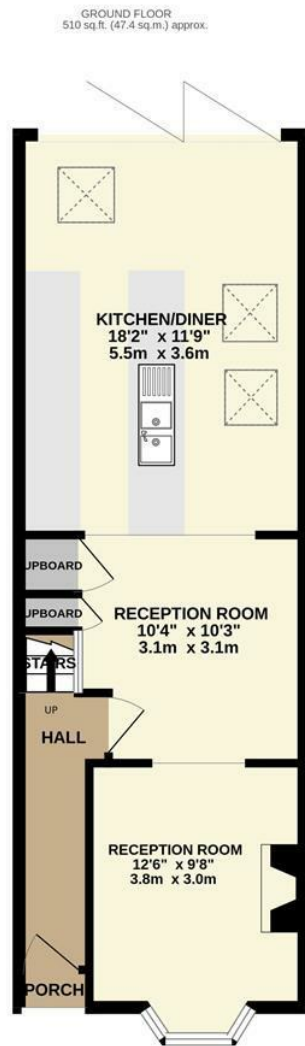




- Blackhorse Ladder location
- loft and rear Extended Four Bedroom Victorian
- walking distance to Blackhorse Road Victoria line Station
- en-suite







TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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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To view call **0208 503 6060**

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