





Roberts Road, Walthamstow

Price Guide £525,000

Tenure: Freehold

Floor Area: 1085.00 sq ft

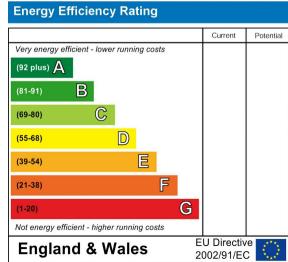
Local Authority : Waltham Forest

Council Tax Band: C

Bedrooms: 3

Receptions: 2

Bathrooms: 1











GUIDE PRICE £525,000-£575,000

Nestled on the charming Roberts Road in
Walthamstow, this delightful three-bedroom midterraced family home presents an excellent opportunity for both first-time buyers and growing families. Offered on a chain-free basis, this property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

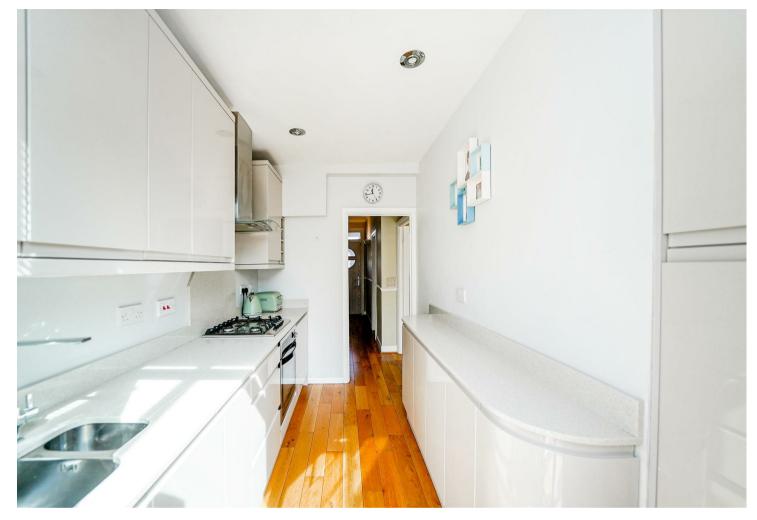
The home features three well-proportioned bedrooms, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this property is the good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Situated just a short walk from Kitchener Park, residents can enjoy the beauty of nature and recreational activities right on their doorstep.

Additionally, the property offers easy access to the A406 and M11, making commuting a breeze. Local amenities are also within close reach, ensuring that all your daily needs are met with convenience.

This home not only provides a comfortable living space but also offers further potential for growth and extensions, subject to planning permission. This makes it an ideal choice for those looking to invest in a property that can evolve with their needs over time.

In summary, this charming home on Roberts Road is a fantastic opportunity to secure a family residence in a desirable location, combining comfort, convenience, and potential for future development.













- stroll to Lloyd Park
- well proportioned house
- ground floor wc

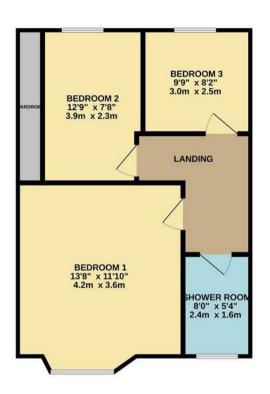
• Conservatory & Garden room











TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the floorpian corrulated test, measurements of doors, withouts, from all only other literals are approximate and not responsibility is abone for my error of mission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The environe, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metopore \$\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ{c}\circ

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