

AUCOOT



ADDRESS

Eden Road, E17

PRICE

£900,000

DESIGNER

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INFORMATION

This three-bedroom house in the heart of Walthamstow Village has been restored and extended to offer both the charms of its Victorian heritage and light-filled, functional spaces well suited to modern living.

The house is reached via a white picket-fenced front garden, which has been planted with privacy-giving bushes.

An abundance of natural light greets the entrance hall thanks to two skylights. A central reception area flows on from this space and offers flexibility as either a dining space or a more casual living room. At the front of the house is a separate living room centred around a cast iron fireplace, with convenient shelving on either side, and cornicing above.

The extended kitchen is bathed in natural light thanks to a well-positioned skylight and the rear glazed patio doors, which open directly onto the garden. A simple material palette in the kitchen includes terracotta quarry tiles and stave ash, used for the countertops and bespoke timber cabinets, which feature modern detailing like reeded fronts and ergonomic handles.

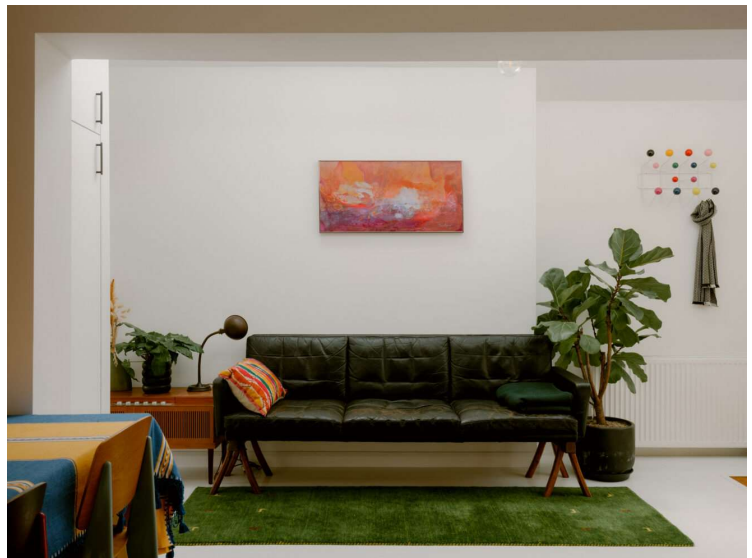
Doors from the kitchen open onto a beautiful garden, which, through its clever design, offers complete privacy from its surroundings. The garden has new slatted fencing, hardwood decking, decorative cladding on the back wall, sundeck and a shed for storage.

The ground floor also contains a well-proportioned double bedroom with views over the garden and a modern bathroom suite with underfloor heating and an opening skylight.

On the first floor there are two well-formed bedrooms, the front of which acts as the principal bedroom, while the second offers views over the rear garden and beyond.

The house dates back to c.1860, and the current owners have incorporated many original features into the design, such as exposed brickwork, working cast iron fireplaces, and exposed wood panel flooring. Modern touches such as a side and rear extension and well-positioned storage, meanwhile, have made it more practical for modern-day living.

The house comes with granted planning permission to add a second bathroom on the first floor, while on the ground floor permission has been approved for French doors to replace the windows in the downstairs bedroom.



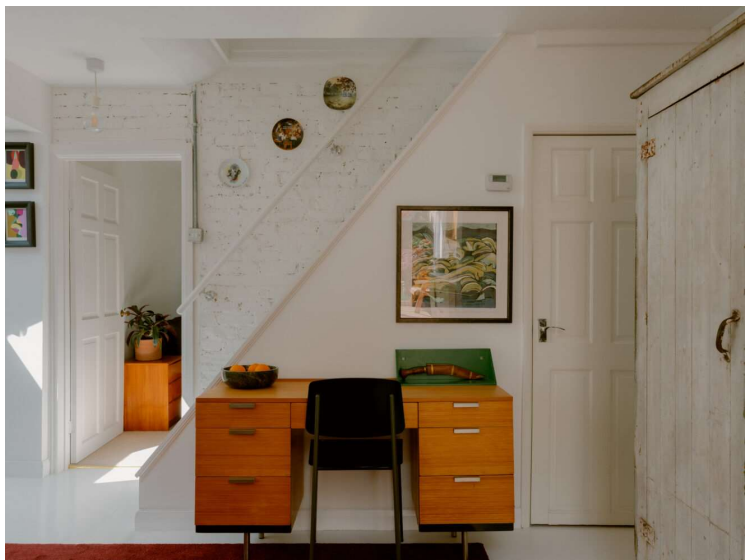
LEASE LENGTH

n/a

SERVICE CHARGE

None

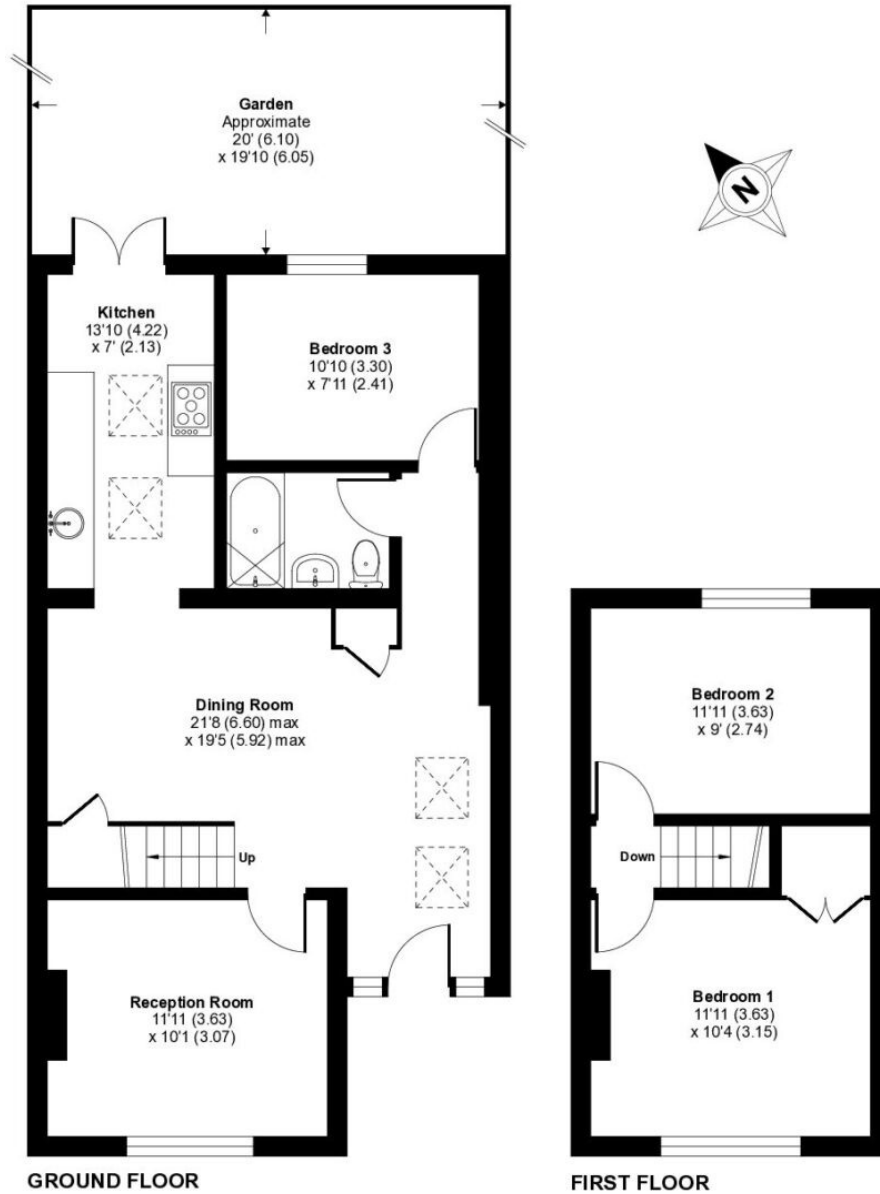
EPC



Eden Road, London, E17

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). ©nichecom 2024. Produced for Aucoot. REF: 1134451