



Woodlands Gardens, Upper Walthamstow, E17 3PS

Guide Price £650,000

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- Expansion Potential STPC
- Open Plan Kitchen/Diner
- Upper Walthamstow Location
- Chain Free - Three Bedroom Semi Detached
- Off Street Parking
- Situated Within Easy Access To A406 & M11

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Welcome to this charming semi-detached house located in the Upper Walthamstow Area of London. This property boasts a three bedrooms, an open plan kitchen/diner and good sized rear garden. Offered on a CHAIN FREE basis.

Upon entering, you are greeted by not one, but two inviting reception rooms, offering ample space for a growing family. The kitchen offers a range of units and space for appliances.

With three well-proportioned bedrooms, there is plenty of room for personalisation and comfort. The bathroom offers a rolltop bath and separate shower.

The property offers parking provision for two vehicles and expansion potential STPC.

Located close to all amenities, and transport links this property offers prospective buyers a fantastic home.



Council Tax Band: E



Living Room
4.95m x 3.91m (16'3" x 12'10")

Kitchen/Dining Room
5.84m x 3.96m (19'2" x 13')

Hallway

Porch

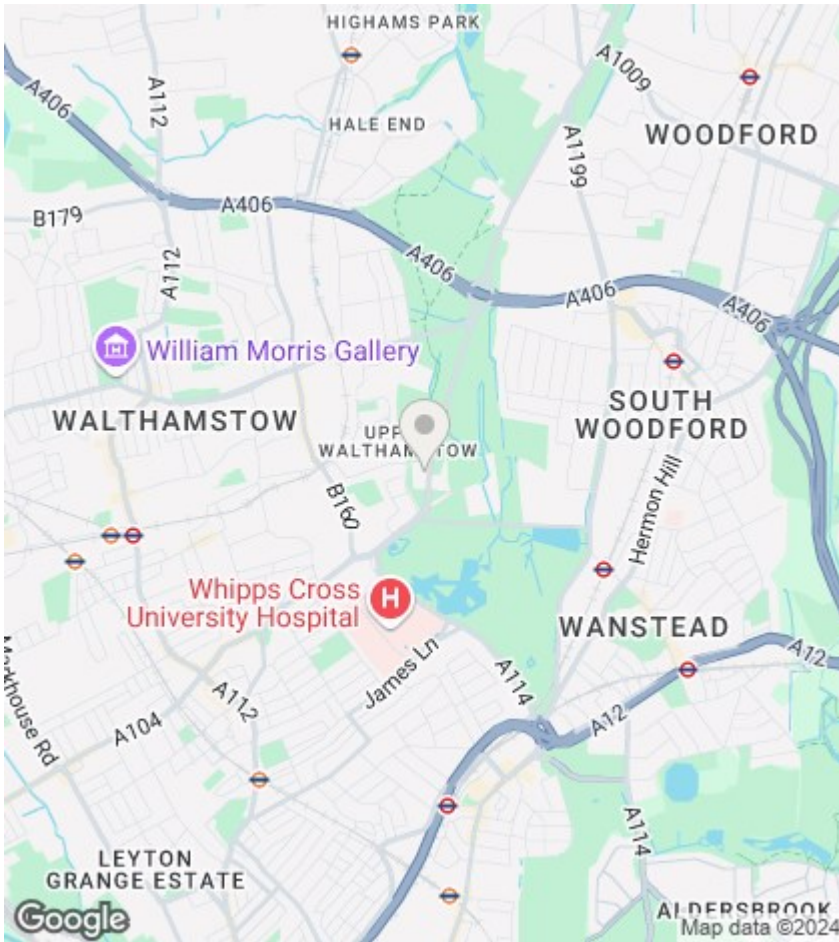
Bedroom One
4.90m x 3.76m (16'1" x 12'4")

Bedroom Two
3.96m x 3.40m (13' x 11'2")

Bedroom Three
3.10m x 2.03m (10'2" x 6'8")

Bathroom
2.55 x 2.34 (8'4" x 7'8")

Garden
25.02m x 7.01m (82'1" x 23'0")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating

D

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E

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

