



Barclay Road

London, E17 9JH

Offers in excess of £795,000



3



2



2



D

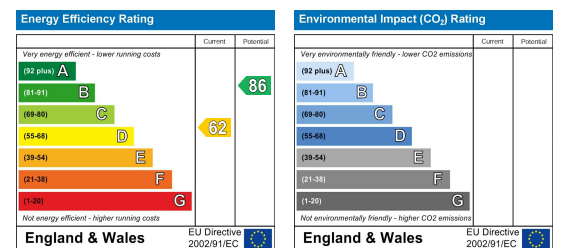
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Walthamstow Village Location
- Converted Loft With En Suite
- Beautifully Presented Throughout
- Private Rear Garden
- 0.5m To Walthamstow Central Station
- Mid Terrace House
- Extended Kitchen/Diner
- Popular Residential Street
- 0.5m To Wood Street Station
- 986 Sq Ft (92 SQ M)



This superb three-bedroom home proudly sits on one of Walthamstow Villages most desirable roads and the quality of the interior matches that of the location.

The bay-fronted lounge has been cleverly designed to enhance the sense of space, enriched by the abundance of natural light, all without compromising that cosy and relaxing feel.

Move on through and discover the meticulously crafted and extended kitchen/diner to the rear which works as an ideal entertaining space. This stylish space features a fully fitted modern kitchen complete with Quartz worktops, built in appliances and tonnes of storage as well as two skylights and double doors that lead out to a stunning private rear garden.

The first floor has a large bedroom to the front boasting impressive built-in storage, another well-proportioned bedroom in the middle and a spacious family bathroom to the rear with gorgeous neutral tones and a luxurious walk in shower.

The loft has been expertly converted and is currently being used as the main bedroom with even more fantastic storage in the eaves, Velux windows for natural light and a beautiful en suite with your very own roll top bathtub.

The garden is wonderfully landscaped with a mix of patio, planted borders and lawn which perfectly complements this wonderful Walthamstow home.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.