



Spruce Hills Road

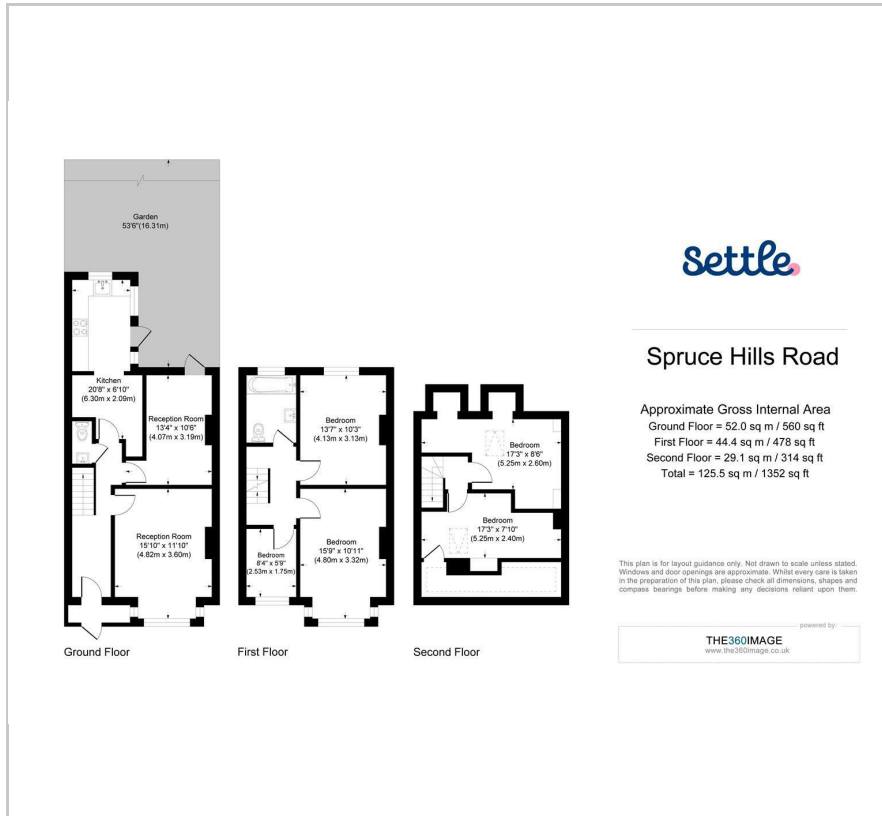
, London, E17 4LB

£750,000

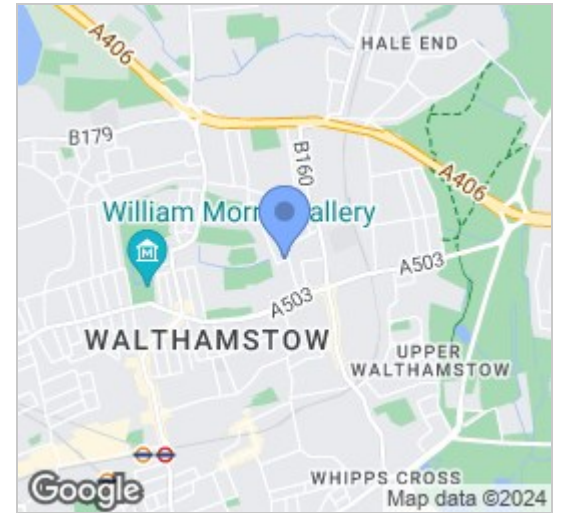
 5  1  2  D



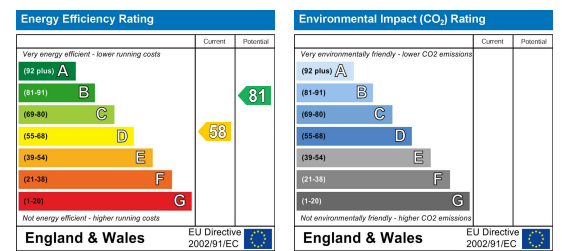
## Floor Plan



## 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.

- 0.7m To Wood Street Station
- Excellent Potential To Extend STPP
- Downstairs W/C
- Private Rear Garden
- 1m To Walthamstow Central Station
- No Onward Chain
- Brick Fronted
- 1352 Sq ft (125.5 SQ M)



A sizeable family home near to Wood Street with bags of potential. This attractive period home is currently set up with five bedrooms on a room rental basis but has all the key ingredients to be transformed into a beautiful family home with untapped potential. There is excellent opportunity to extend STPP and the general good condition with neutral décor provides a blank canvas for your imagination to soar. Step inside to discover a layout designed for comfortable living, with generous room sizes and plenty of natural light streaming through large windows. The heart of the home is a cozy bay fronted living room to the front which could easily be knocked through to create a perfect space for family gatherings. The kitchen, though functional, eagerly awaits your personal touch to transform it into a culinary haven with scope to extend and access out to the private rear garden. Venture outside to explore the expansive garden, a lush retreat stretching an impressive 50ft in length with plenty of space for outdoor dining and entertaining.



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.