



## Connaught Road, Walthamstow, London

Under Offer (SSTC)

Offers over £549,995 (Freehold)







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**Chain free, 3-bedroom Victorian Terraced house, in an outstanding location, requiring modernisation throughout.**

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Baker and Chase present this charming, chain free 3-bedroom, Victorian house, with front and rear gardens, requiring a full program of modernisation.

On the market for the first time in generations, this is a wonderful opportunity to improve and extend a house to suit ones tastes. Occupying a fantastic location on Connaught Road, the accommodation consists of a hallway, leading to a through lounge, small basement, kitchen and downstairs bathroom The first floor provides 3 good bedrooms and there is a considerable loft, which we believe can be extended to great effect, as demonstrated on several of the neighboring properties.

Connaught Road provides a fantastic location, walking distance to the famous Walthamstow Market, 17&Central Shopping Centre (formally known as The Mall), and The Walthamstow Central transport hub, which provides multiple bus routes, as well as access to the London Underground. Walthamstow Queens Road is also incredibly close by, providing an additional London Overground service across London.

Tenure: Freehold

Local Authority: Waltham Forest

Council Tax Band: C

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## Front Garden

Low maintenance patio garden

## Hallway

UPVC door and window to front aspect, radiator, stairs to first floor, door to cellar, doors to:

## Basement

Stairs, light, limited head height.

## Through Lounge

Double glazed bay window to front aspect, double glazed window to rear aspect, x2 radiator, wood panelled walls, coving to ceiling

## Kitchen

Window to side aspect, matching range of wall and base units with roll top work surfaces over, space for fridge freezer, 4-ring gas hob, electric oven and grill, integrated extractor hood, larder cupboard, radiator, stainless steel sink and drainer with mixer tap, plumbed space for washing machine, door to:

## Lobby

Double glazed opaque door to side aspect, door to:

## Downstairs Bathroom

Double glazed opaque window to rear aspect, low flush w/c, pedestal hand basin, bidet, corner shower unit, radiator, extractor fan

## First Floor Landing

Split level landing, loft access, doors to remaining rooms

## Bedroom 1

x2 double glazed windows to front aspect, radiator

## Bedroom 2

Double glazed window to rear aspect, radiator

## Bedroom 3

Double glazed window to rear aspect, radiator, Worcester combi boiler

## Garden

Low maintenance patio garden











## Estate Agents Act 1979

In accordance with the Estate Agents Act 1979, please note that the sellers are considered to be connected persons to the Managing Director of Baker and Chase.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

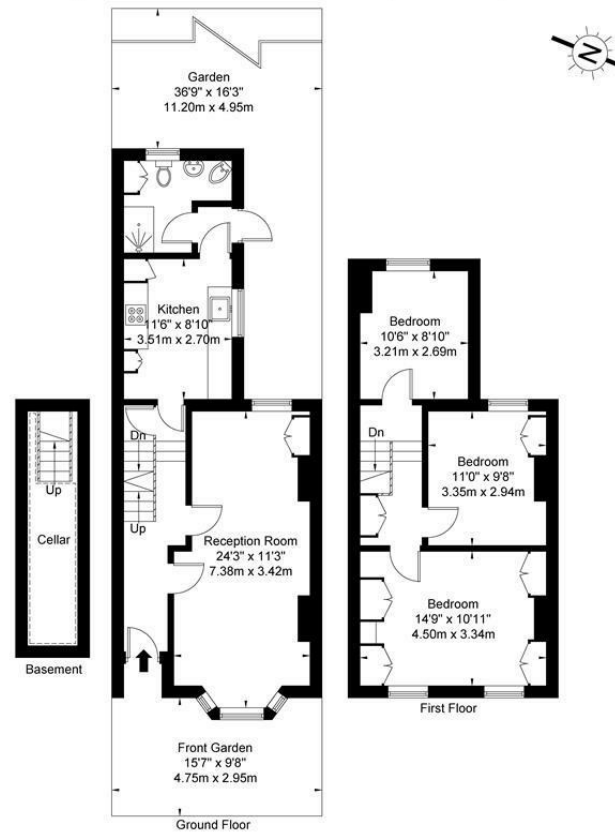
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



# Connaught Road, E17 8QB

Approx. Gross Internal Area = 97.1 sq m / 1045 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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EPC Rating D / Local Authority: Waltham Forest / Council Tax Band: C