



Guide Price
£725,000

Freehold

3x  1x  2x 

**The Risings,
Walthamstow, E17**



Main features

- Large through lounge
- Garage to the rear
- Good sized rear garden
- Off street parking for at least two cars
- Can be extended subject to the usual permissions

Accommodation

GROUND FLOOR

Living Room: 14'9 x 10'5 (4.50m x 3.18m)
 Dining Room: 14'5 x 13'2 (4.40m x 4.02m)
 Kitchen: 16'5 x 11'9 (5.01m x 3.58m)

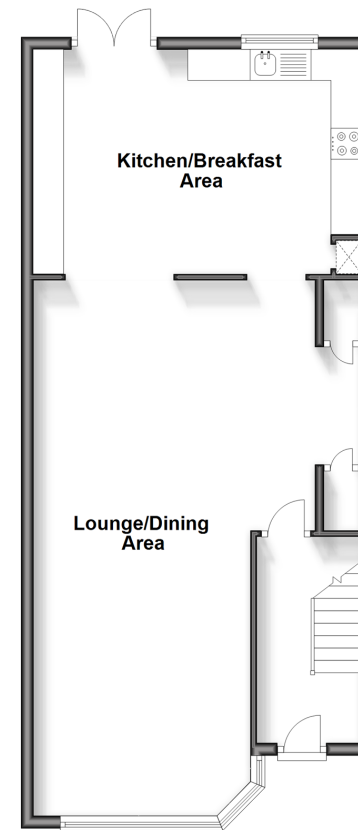
FIRST FLOOR

Bedroom 1: 16'10 x 11'3 (5.13m x 3.43m)
 Bedroom 2: 11'10 x 10'8 (3.61m x 3.25m)
 Bedroom 3: 11'3 x 6'0 (3.43m x 1.83m)
 Bathroom

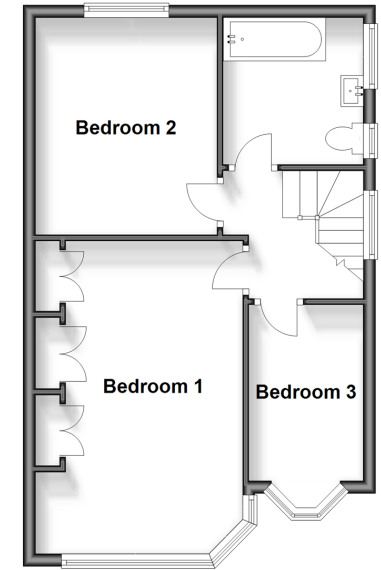
OUTSIDE

Driveway
 Garage
 Rear Garden

Ground Floor
 Approx. 64.3 sq. metres (692.0 sq. feet)



First Floor
 Approx. 44.1 sq. metres (475.0 sq. feet)



Call Walthamstow - 020 8509 0092 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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