



**Price**

**£650,000**

**Freehold**

4x  2x  1x 

**Wyatts Lane,  
Walthamstow, E17**



## Main features

- Larger than average family home
- Very good location in Walthamstow
- Close to local transport links
- Found in good decorative order throughout
- A short walk to Walthamstow Central & Walthamstow Village

## Accommodation

### GROUND FLOOR

Living Room: 25'1 x 12'4 (7.65m x 3.76m)

Kitchen: 9'9 x 8'0 (2.97m x 2.44m)

Shower Room: 11'0 x 4'0 (3.36m x 1.22m)

### FIRST FLOOR

Bedroom 1: 11'7 x 8'6 (3.53m x 2.59m)

Bedroom 2: 11'1 x 10'5 (3.38m x 3.18m)

Bedroom 3: 9'3 x 8'7 (2.82m x 2.62m)

Bathroom: 8'3 x 4'6 (2.52m x 1.37m)

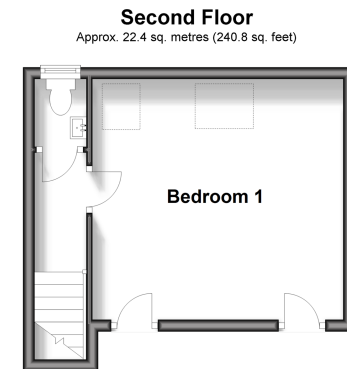
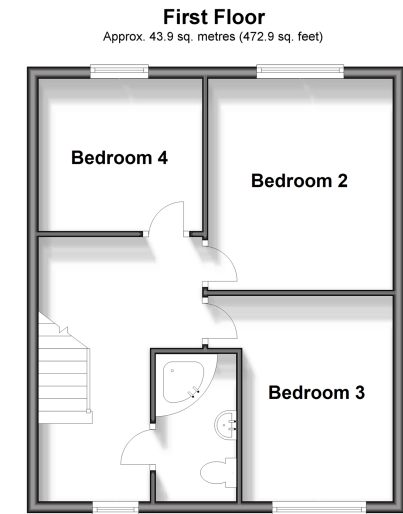
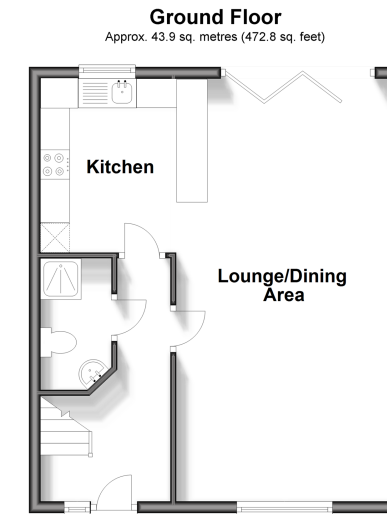
### SECOND FLOOR

Bedroom 4: 14'2 x 13'5 (4.32m x 4.09m)

En Suite

### OUTSIDE

Rear Garden



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- 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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