



**Guide Price**  
**£550,000**

**Freehold**

3x  2x  2x 

**Longacre Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- A well presented family home
- Lovely through lounge
- Garage to the rear
- Charming and secluded rear garden in excess of 35 feet
- Perfectly located on the edge of Epping Forest and close to Thorpe Hall Primary School

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 15'3 x 11'8 (4.65m x 3.56m)  
 Dining Area : 11'9 x 11'0 (3.58m x 3.36m)  
 Kitchen : 10'4 x 6'7 (3.15m x 2.01m)  
 Cloakroom

### FIRST FLOOR

Hallway  
 Bedroom 1 : 11'1 x 11'1 (3.38m x 3.38m)  
 Bedroom 2 : 12'0 x 9'2 (3.66m x 2.80m)  
 Bedroom 3 : 11'9 x 6'3 (3.58m x 1.91m)  
 Family Bathroom : 7'5 x 6'3 (2.26m x 1.91m)

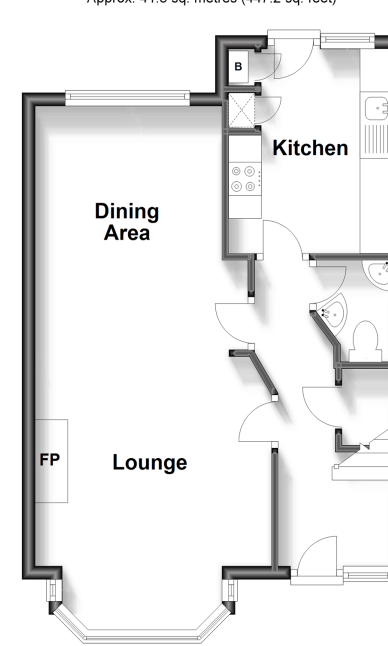
### SECOND FLOOR

Loft Area: 12'9 x 10'5 (3.89m x 3.18m)

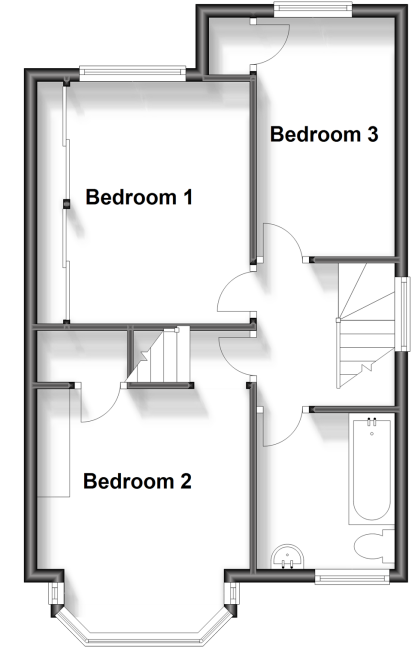
### OUTSIDE

Driveway  
 Rear Garden  
 Rear Double Garage

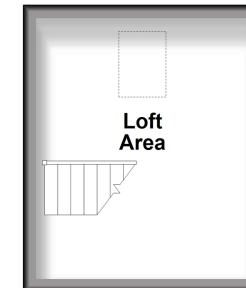
**Ground Floor**  
 Approx. 41.5 sq. metres (447.2 sq. feet)



**First Floor**  
 Approx. 44.4 sq. metres (477.8 sq. feet)



**Second Floor**  
 Approx. 12.7 sq. metres (137.0 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://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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