



**Guide Price**  
**£475,000**

**Leasehold**

3x  1x  1x 

**Brettenham Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Versatile and comfortable living space
- Spacious lounge and fitted kitchen with ample storage
- Modern bathroom
- Own section of a private rear garden
- Situated moments from Lloyd Park
- Excellent transport links

## Accommodation

### GROUND FLOOR

Living Room: 11'2 x 10'9 (3.41m x 3.28m)

Kitchen: 7'10 x 5'11 (2.39m x 1.80m)

Bedroom 1: 11'4 x 10'10 (3.46m x 3.30m)

Bedroom 2: 10'9 x 10'6 (3.28m x 3.20m)

Bedroom 3: 8'10 x 7'10 (2.69m x 2.39m)

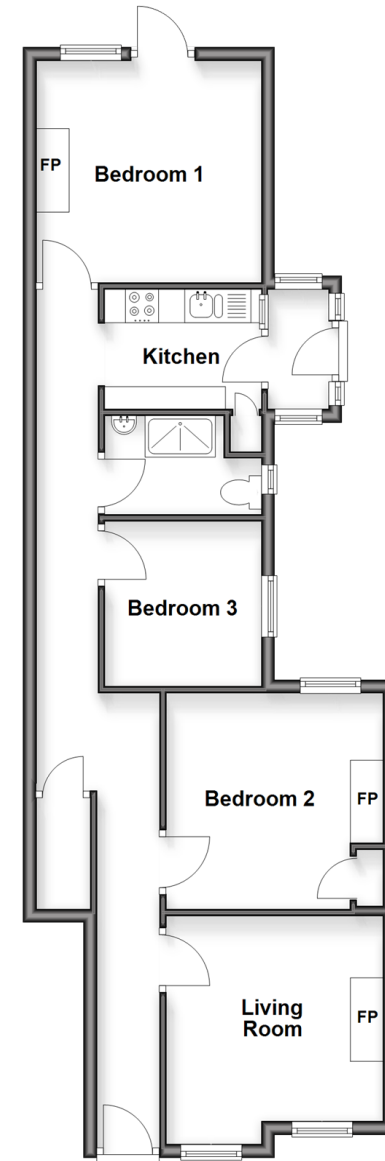
Bathroom: 7'10 x 5'11 (2.39m x 1.80m)

### OUTSIDE

Front Garden

Rear Garden

**Ground Floor**  
Approx. 65.7 sq. metres (706.8 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