



**Price**  
**£550,000**

**Freehold**

2x  1x  1x 

**Acacia Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Charming period Victorian house
- In need of modernisation
- Two good sized bedrooms
- Can be extended subject to the usual permissions
- Situated within walking distance of a variety of local amenities

## Accommodation

### GROUND FLOOR

Lounge: 11'0 x 10'0 (3.36m x 3.05m)  
 Dining Area: 10'6 x 10'0 (3.20m x 3.05m)  
 Kitchen: 8'4 x 5'3 (2.54m x 1.60m)  
 Bathroom

### FIRST FLOOR

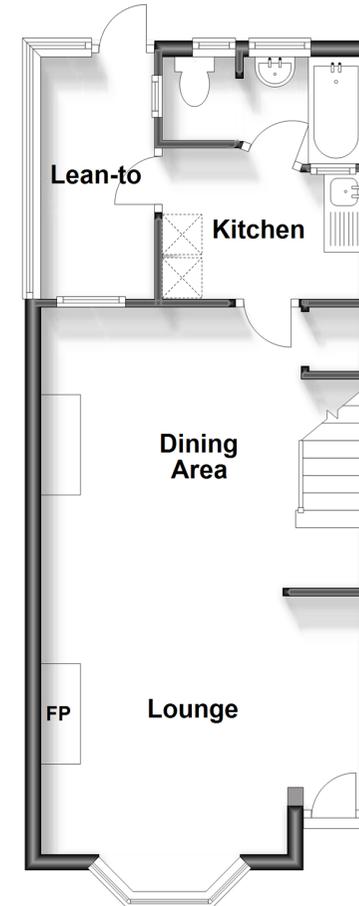
Bedroom 1: 13'6 x 10'1 (4.12m x 3.08m)  
 Bedroom 2: 11'9 x 8'1 (3.58m x 2.47m)

### OUTSIDE

Front Garden  
 Rear Garden

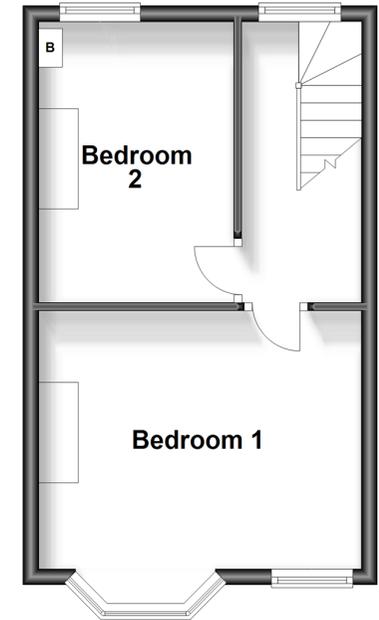
### Ground Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.4 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



53117374/20240502/AK/S