



PRESTIGE & VILLAGE

UK's finest properties

77, STIRLING ROAD, LONDON, E17 6BS

GUIDE PRICE - £700,000 to £750,000

A well presented 3 Bed Semi-detached home in a great Walthamstow location. The grey and crisp white finish throughout give a very modern, clean look to this lovely home with exposed brickwork providing colour and character. 2 well sized living areas on the ground floor provide great spaces to relax and entertain guests. The extended kitchen is well presented and bathed in natural light from the large windows and skylight. You have the bonus of 2 spare rooms in this home, one from the garage conversion is currently in use as a gym/home gaming area, and the other is upstairs in the loft providing a host of options. The extras keep coming with 2 bathrooms, South facing garden, and off-street driveway parking, a rare sight in Walthamstow now! Great amenities with Forest Road and the well known Lloyd Park in one direction, and a short walk through Blackhorse Road gets you to the hustle and bustle of Walthamstow market and the scenic Walthamstow village. Excellent transport facilities with Blackhorse Road Underground nearby and near to a range of Ofsted Good to High rated schools.





- 3 Bed Semi-Detached Home
- Great Walthamstow Location
- Extended Kitchen
- South Facing Garden
- Off-Street Parking
- Well Presented Throughout
- Spare Loft and Garage Rooms
- No Onward Chain
- Excellent Road Links and Transport Facilities
- A Host of Ofsted Good to High Rated Schools Nearby





LIVING ROOM

12'7" x 11'5" (3.86 x 3.49)
This well presented living room provides a great area to relax and entertain friends and family. A large set of bay windows allow in copious amounts of natural light and the fireplace stove burner is a great finishing touch.

FAMILY ROOM

17'6" x 11'2" (5.34 x 3.42)
Well sized family room situated in the very large, open plan, kitchen/living/dining area. Finished in bright, crisp white, this is a great space to relax with friends and family.

KITCHEN/DINING ROOM

18'8" x 16'6" (5.71 x 5.05)
Very well sized extended kitchen/dining area complete with fully fitted modern kitchen. Generous worktop space and multiple units provide great storage and food prep areas. The island, complete with integrated sink makes a great centrepiece and doubles up as a breakfast bar. A large row of windows and well sized skylight combine to allow in generous amounts of natural light.

GYM/SPARE ROOM

15'8" x 8'3" (4.80 x 2.52)
The garage for this home has been converted to a spare room which provides a variety of options. Currently being put to good use as a gym and computer gaming area.



BATHROOM 1

7'4" x 5'8" (2.25 x 1.73)
Very handy bathroom on the ground floor with walk-in wet room.

BEDROOM 1

11'3" x 11'3" (3.44 x 3.43)
Well presented master bedroom, the large windows let in a lot of natural light for a spacious, relaxing feel.

BEDROOM 2

7'11" x 6'0" (2.42 x 1.84)
Cosy single bedroom with large windows that allow in copious amounts of natural light.

BEDROOM 3

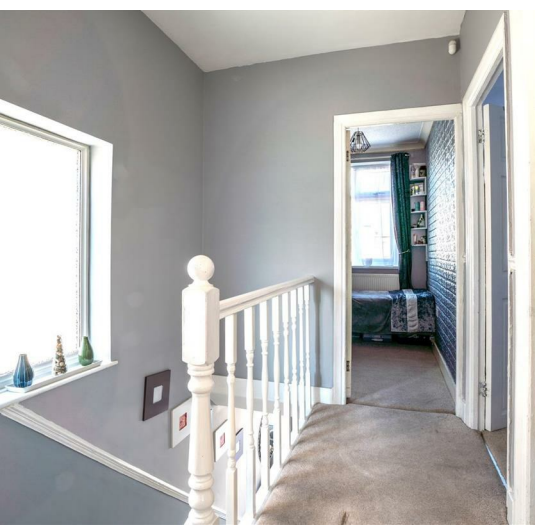
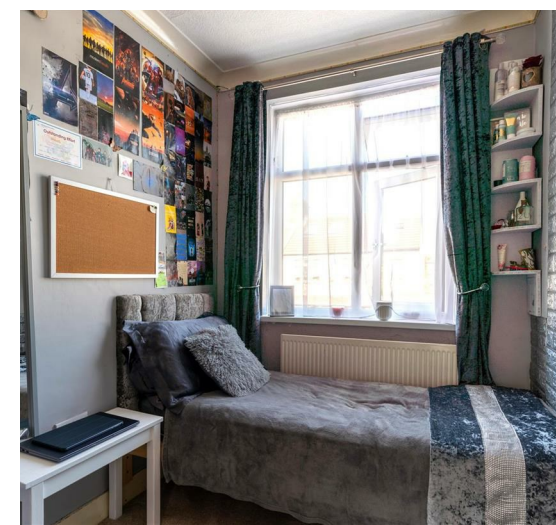
11'3" x 10'11" (3.44 x 3.35)
Well presented double bedroom with exposed brickwork that works nicely to add colour and character.

LOFT ROOM

16'4" x 13'6" (5.00 x 4.14)
A drop-down ladder leads into this well sized loft room. A high ceiling height makes this a perfect spare room with a host of options.

BATHROOM 2

7'1" x 6'2" (2.17 x 1.88)
Well presented family bathroom on the first floor. The P-shaped bath incorporates additional rainfall power shower.





Near to Blackhorse Road Underground Station. Pass the station and enter Blackhorse Lane directly opposite. Go through Blackhorse Lane and the eighth turning on the right is St. Andrews Road. From St. Andrews Road, Stirling Road is your second turning on the right.

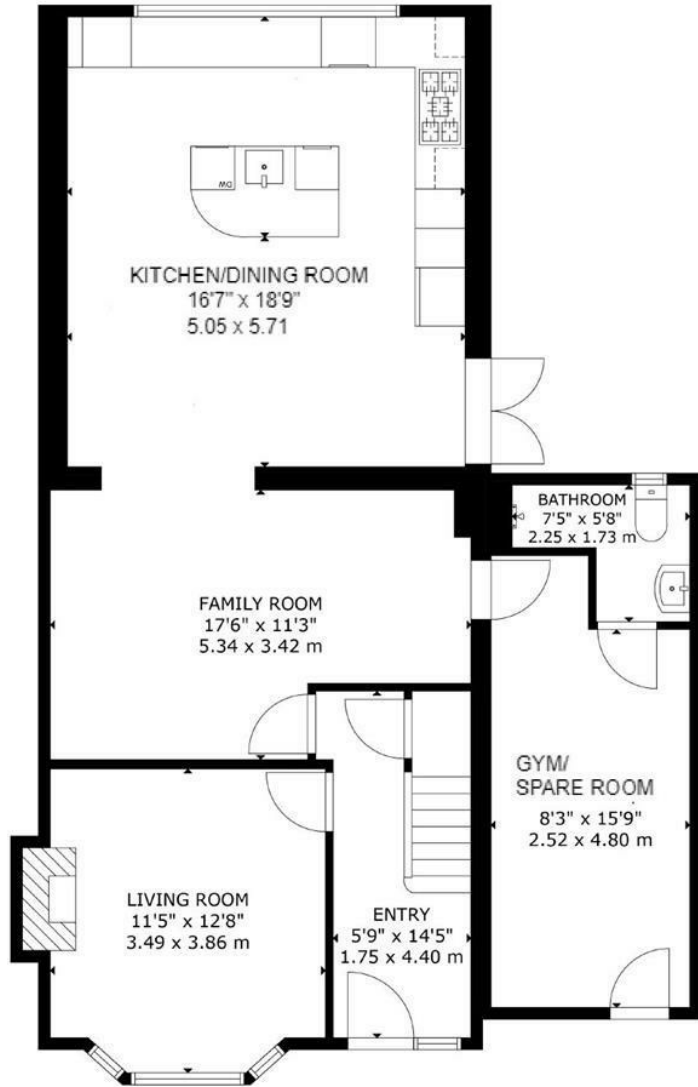


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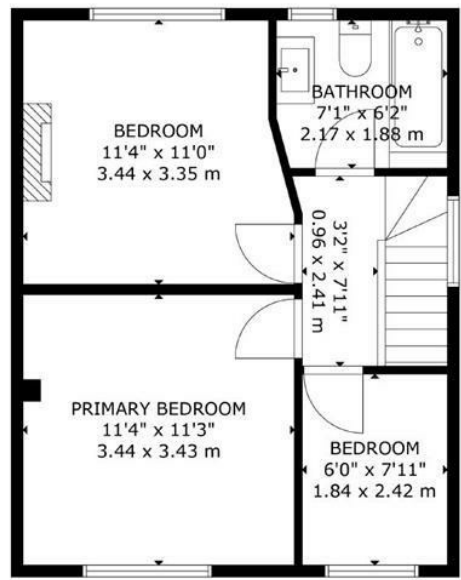
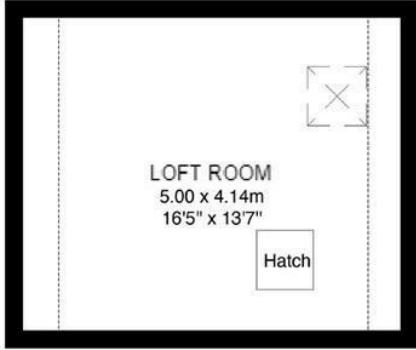
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Target	Why environmentally friendly - lower CO ₂ emissions	Current	Target
81-91 kWh/m ² A			81-91 g/m ² A		
61-80 kWh/m ² B			61-80 g/m ² B		
41-60 kWh/m ² C			41-60 g/m ² C		
21-40 kWh/m ² D			21-40 g/m ² D		
11-20 kWh/m ² E			11-20 g/m ² E		
1-10 kWh/m ² F			1-10 g/m ² F		
0 kWh/m ² G			0 g/m ² G		

Current Energy Rating: **87**
 Current Environmental Impact Rating: **70**

EU Directive 2002/91/EC EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

STIRLING ROAD, E17

Total Approximate Internal Area: 144.7m sq/ 1563 sq ft (inc Attic Room)



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK