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**Lyne Crescent, London, E17 5HY**  
**Offers In The Region Of £650,000**

Welcome to Lyne Crescent, London - a charming end terrace house with great potential! This property boasts a spacious reception room, three cosy bedrooms, and a well-appointed bathroom. The highlight of this home is the impressive 80-foot rear garden, offering ample space for outdoor activities and gardening enthusiasts. With side access to the garden, the possibilities are endless - imagine al fresco dining or creating your own green oasis.

Located in a desirable area, this property presents an exciting opportunity for those looking to add their personal touch. The potential to extend, subject to obtaining the necessary planning permissions, opens up a world of possibilities for customising this home to suit your needs.

Don't miss out on the chance to own a property with such great potential in a sought-after location. Contact us today to arrange a viewing and envision the endless possibilities that this charming house on Lyne Crescent has to offer.

#### Location

Located on the picturesque tree-lined Lyne Crescent, this residence opens up a plethora of opportunities for exploring the vibrant offerings of Walthamstow. A brief four-minute stroll leads you to the recently renovated Cheney Row Park, unveiling its nature-themed play area, outdoor amphitheatre, and enhanced natural spaces for plants and wildlife, among other features, since its reopening in May 2019. For those inclined to venture a bit further, a 15-minute walk or a quick 6-minute bike ride takes you to Walthamstow Wetlands, London's largest nature reserve spanning 500 acres. Here, you can indulge in walking trails, bike rides, and immerse yourself in the breath-taking scenery. Heading south from the property, the meticulously landscaped lawns of Lloyd Park await. Just a seven-minute walk from your doorstep to the Brettenham Road entrance, the park offers an outdoor gym, tennis and basketball courts, as well as outdoor table tennis and bowling greens. Natural play areas featuring climbing logs, sandpits, skate, and scooter parks ensure endless entertainment for the little ones, making it an ideal spot for family picnics and day outings. Conveniently situated nearby are essential amenities, including the Billet Road Co-op, Monoux coffee house, and the Billet fish bar, providing easy access to local conveniences. Abundant transportation options abound, with five bus stops within 0.15 miles of your residence, connecting you to various travel destinations. Walthamstow Central and Blackhorse Road stations, both approximately 1 mile away, offer versatile underground and over ground transport choices. Furthermore a wealth of educational institutions ranging from nurseries to secondary schools, are within the catchment area boasting favourable Ofsted ratings ranging from good to outstanding.

Tenure & Council Tax  
 Tenure: Freehold  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,932 pa

**Hallway**  
**3'10" x 13'1" (1.18 x 4.00)**  
 Textured ceiling, double radiator and laminate flooring.

**Reception**  
**12'4" x 13'1" (3.76 x 3.99)**  
 Double glazed window to front aspect, textured ceiling, double radiator, carpeted flooring, gas fireplace, power points, TV aerial and phone point.

**Kitchen**  
**11'11" x 18'9" (3.65 x 5.74)**  
 Double glazed window to rear aspect, double radiator, laminate flooring, walls with tiled splash backs, range of base 7 wall units with flat top marble effect work surfaces, integrated cooker with electric oven and electric hob, extractor with hood, sink with drainer unit, washing machine, textured ceiling, door leading to garden, phone point, island and power points.

**First Floor Landing**  
**5'10" x 7'11" (1.80 x 2.42)**  
 Carpeted flooring and coved ceiling.

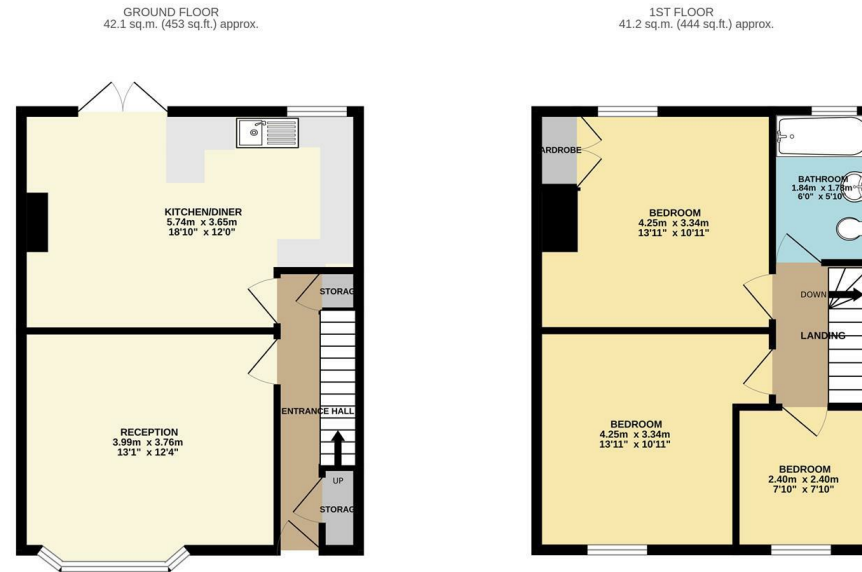
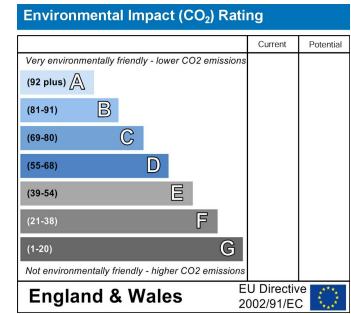
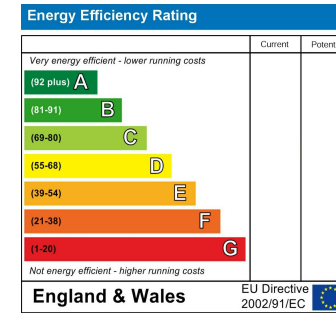
**First Floor Bathroom**  
**6'0" x 5'10" (1.84 x 1.78)**  
 Double glazed opaque window to rear aspect, textured ceiling, tiled walls and flooring, extractor fan, panel enclosed bath with mixer tap & shower attachment, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

**Bedroom One**  
**10'11" x 13'10" (3.34 x 4.23)**  
 Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring, phone point and power points.

**Bedroom Two**  
**10'11" x 13'11" (3.34 x 4.25)**  
 Double glazed window to front aspect, textured ceiling, double radiator, carpeted flooring and power points.

**Bedroom Three**  
**7'10" x 7'10" (2.40 x 2.40)**  
 Double glazed window to front aspect, textured ceiling, double radiator, carpeted flooring, phone point and power points.

**Garden**  
 Mainly laid to lawn with plants and shrub borders, fence panels, brick paving, wooden shed and water tap.



TOTAL FLOOR AREA: 83.3 sq.m. (897 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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