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248 Hoe Street  
Walthamstow E17 3AX  
Tel: 020 8521 1122

Victoria Road, London, E17 4JT  
Offers In Excess Of £790,000

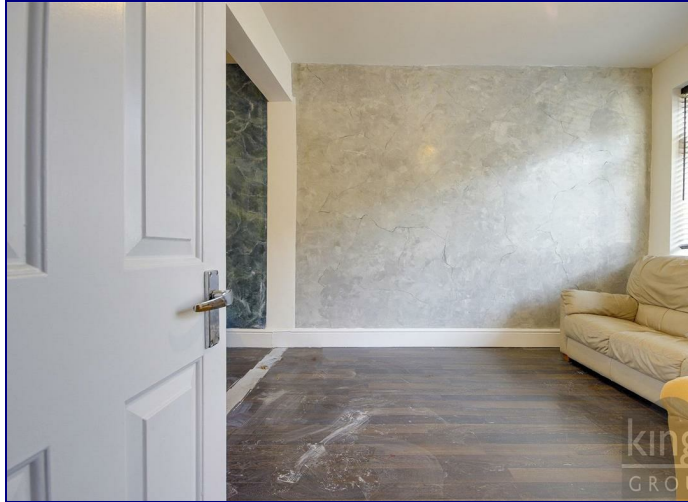


Nestled on the desirable Victoria Road in Walthamstow, this impressive extended house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-appointed bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. The thoughtful layout of the home provides a harmonious flow between the living areas, making it a delightful space for both relaxation and social gatherings.

One of the standout features of this property is its chain-free status, allowing for a smooth and efficient purchase process. Additionally, the location is highly advantageous, being within walking distance to Wood Street Station, which offers excellent transport links for commuting into central London. Families will also appreciate the proximity to Frederick Bremer School, making the morning school run a breeze.

This property presents a wonderful opportunity for those seeking a spacious and well-located family home in London. With its appealing features and convenient amenities nearby, it is sure to attract considerable interest. Do not miss the chance to make this charming house your new home.



Locality

Situated on Victoria Road the property gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is walking distance away, here you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You can take a short four minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip ‘n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis.

You also have essential amenities just a stone’s throw away, the Chingford Road food centre, Monoux coffee house & the dog and duck are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, bus stops are all walking distance from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short distance from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a catchment and offer a good to outstanding Ofsted rating.

Council Tax & Tenure

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,932 PA  
Flood Risk: Rivers & Seas -Very low, Surface Water-Low  
Construction: Brick

**Porch**  
**2'11" x 2'11" (0.90 x 0.90)**  
Single glazed door to front aspect.

**Hallway**  
**2'3" x 3'7" (0.70 x 1.10)**  
Under stairs cupboard, double gas radiator, laminate flooring, power points and smoke alarm.

**Bathroom**  
**4'0" x 8'7" (1.23 x 2.62)**  
Double glazed window to rear aspect, spotlights, part tiled walls and tiled flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and low level flush w/c.

**Reception**  
**11'1">9'7" x 22'7" (3.38>2.93 x 6.90)**  
Double glazed window to front and rear aspect, double gas heated radiator, laminate flooring and power points.

**Kitchen**  
**9'1" x 16'4" (2.77 x 5.00)**  
Double glazed window to side aspect, double gas heated radiator, laminate flooring, range of base & wall units with roll top work surfaces, integrated cooker with gas hob and electric oven, space for fridge freezer, plumbing for washing machine, integrated dish washer, spotlights, double glazed door leading to garden, power points and combination boiler.

**Firs Floor Landing**  
**4'11" x 14'1" (1.50 x 4.30)**  
Laminate flooring.

**First Floor Shower Room**  
**3'3" x 8'1" (1.00 x 2.48)**  
Skylight, spotlights, part tiled walls and flooring, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

**Bedroom One**  
**11'5" x 11'5" (3.50 x 3.50)**  
Two double glazed windows to front aspect, double gas heated radiator, laminate flooring, build in wardrobes, TV aerial and phone point, power points.

**Bedroom Two**  
**9'8" x 10'7" (2.97 x 3.24)**  
Double glazed window to rear aspect, double gas heated radiator, laminate flooring and power points.

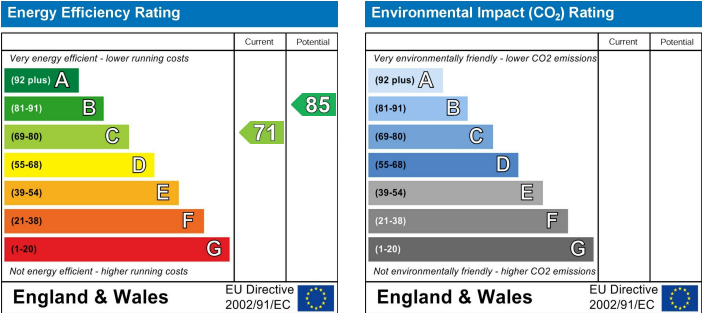
**Bedroom Three**  
**8'3" x 9'4" (2.53 x 2.86)**  
Double glazed window to rear aspect, double gas heated radiator, laminate flooring and power points.

**Second Floor landing**  
**2'9" x 2'9" (0.85 x 0.85)**  
Skylight and combination boiler.

**Bedroom Four**  
**17'9" x 11'1">8'3" (5.43 x 3.40>2.54)**  
Double glazed French windows, ,to rear aspect, two skylights double, gas heated radiator, laminate flooring, spotlights, Eaves storages and power points.

**En Suite**  
**3'2" x 8'0" (0.99 x 2.45)**  
Skylight, spotlights, part tiled walls and flooring, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

**Bedroom Five**  
**7'2" x 8'9" (2.20 x 2.68)**  
Double glazed window to rear aspect, double gas heated radiator, laminate flooring and power points.





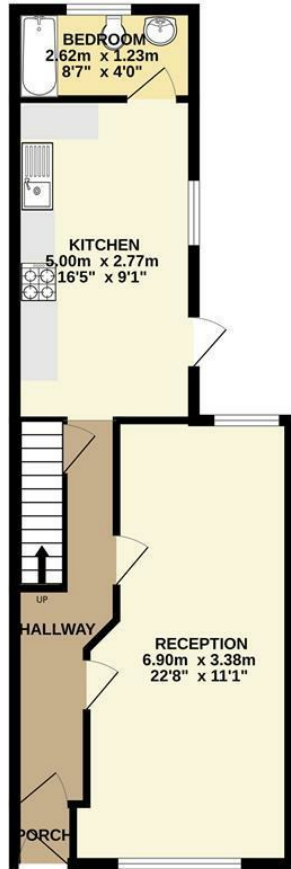




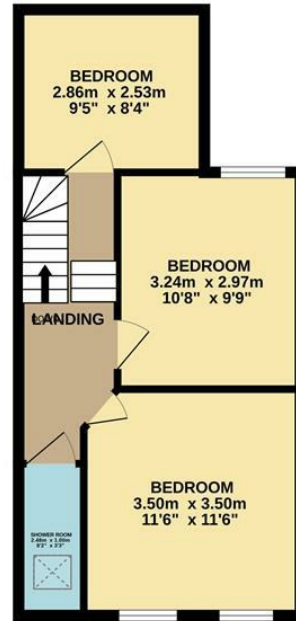




GROUND FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (404 sq.ft.) approx.



2ND FLOOR  
26.6 sq.m. (286 sq.ft.) approx.



TOTAL FLOOR AREA: 111.5 sq.m. (1200 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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