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Bedford Road, London, E17 4PU
Offers In Excess Of £685,000

Captivating, Crisp & Complete, Nestled in the highly coveted Bedford Road, this charming three-bedroom mid-terrace 1930s family home presents an enticing opportunity for those seeking a residence with both character and potential. This property is a rare find, providing a hassle-free transition for its future owners. The sought-after location offers direct access to the serene and lush Lloyds Park, providing an oasis of greenery just steps away from your doorstep.

The allure of this home extends beyond its prime location, as it comes with generously sized front and rear gardens. The exciting potential for extension and development promises not only an increase in space but also a substantial boost in property value.

This residence features one inviting reception room, ideal for entertaining, and three well-sized bedrooms, providing ample space for a growing family. Practicality meets comfort with fully double-glazed windows and gas central heating via a combination boiler, ensuring a warm and energy-efficient environment throughout the seasons.

Undoubtedly, the real gem of this offering lies in its location. With Lloyds Park as a neighbour, residents can enjoy the tranquility of nature at their leisure—a rare and invaluable amenity. Furthermore, the convenience of walking distance to Walthamstow Central adds to the list of benefits, providing easy access to transport links, shopping, and the vibrant community that surrounds this well-connected locale. Don't miss the chance to make this property your own, where comfort, potential, and a prime location converge to create the perfect family haven.

Location

Nestled along the enchanting tree-lined Bedford Road, this location opens up a myriad of opportunities to explore the vibrant offerings of Walthamstow. Just opposite your doorstep lies the entrance to the meticulously maintained lawns of Lloyd Park. Here, you can immerse yourself in the outdoors with facilities such as an open-air gym, tennis and basketball courts, outdoor table tennis, and bowling greens. The natural play areas feature climbing logs, sandpits, and skate and scooter parks, ensuring endless entertainment for the little ones and creating an ideal setting for family picnics and day outings. Situated behind your new residence is the Waltham Forest Feel Good Centre, a substantial facility in London offering a diverse range of activities at affordable prices. Whether you fancy swimming and diving in the 25m indoor pool with 3m diving boards or engaging in fitness workouts at the state-of-the-art, 170-station gym, along with a variety of high and low-intensity fitness classes, there's something for everyone. Heading north from the property leads you to the recently revamped Cheney Row Park, which reopened in May 2019. This park boasts a nature-themed play area for children, an outdoor amphitheatre, enhanced natural spaces for plants and wildlife, and much more. For those seeking a broader outdoor experience, London's largest nature reserve, the 500-acre Green Flag award-winning Walthamstow Wetlands, is just over a mile away. Here, you can enjoy walking trails, bike rides, and picturesque scenery. Convenient transportation links abound, with five bus stops within 0.2 miles of your front door, providing access to various travel destinations. Walthamstow Central and Blackhorse Road stations, located at 0.8 miles and 1.1 miles from the property respectively, offer both underground and over ground transport options. Finally, the area is well-served by an abundance of nursery, primary, and secondary schools, all within a 0.47-mile catchment area and boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

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

Porch

Hallway
2'5" x 13'1" (0.76 x 3.99)
Double radiator, laminate flooring and smoke alarm.

Reception
10'5" x 23'6" (3.18 x 7.18)
Double glazed window to front aspect, double gas heated radiator, laminate flooring, TV aerial and phone point, power points.

Kitchen/Diner
14'5" x 18'5" (4.40 x 5.63)
Double glazed door to rear aspect, double gas radiator, tiled flooring and walls with tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker with gas oven and hob, sink with drainer unit, plumbing for washing machine and power points.

Bathroom
4'0" x 7'1" (1.24 x 2.17)
Tiled walls and flooring, heated towel rail radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, lower level flush w/c.

First Floor Landing
2'5" x 8'0" (0.74 x 2.46)
Single gas heated radiator and laminate flooring.

First Floor Bathroom
6'2" x 8'10" (1.88 x 2.70)
Double glazed window to rear aspect, tiled walls and flooring, double radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and pedestal and lower level flush w/c.

Bedroom One
10'4" x 11'3" (3.17 x 3.45)
Double glazed window to rear aspect, double gas heated radiator, laminate flooring and power points.

Bedroom Two
9'2" x 12'8" (2.80 x 3.88)
Double glazed window to front aspect, double gas heated radiator, laminate flooring and power points.

Bedroom Three
5'0" x 6'0" (1.54 x 1.85)
Double glazed window to front aspect, double gas heated radiator, tiled flooring and power points.

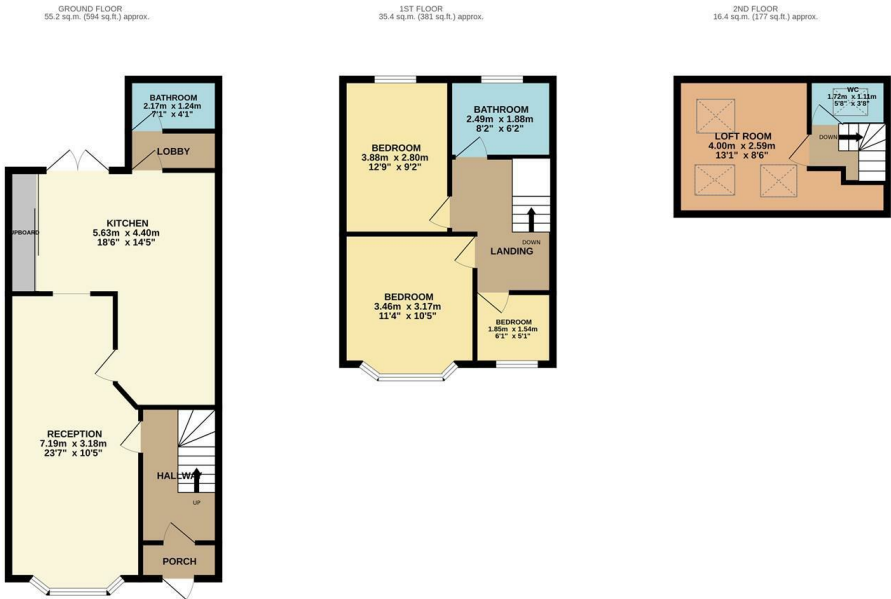
Second Floor Landing

Loft Room
8'5" x 13'0" (2.59 x 3.98)
Double glazed window to front and rear aspect, double gas heated radiator, laminate flooring and power points.

WC
3'7" x 5'7" (1.11 x 1.72)
Double glazed window to rear aspect, walls with tiled splash backs, laminate flooring, extractor fan, hand wash basin with mixer ta and low level flush w/c.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 107.1 sq.m. (1152 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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