



Billet Road, E17 5NS
London





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Nestled in the vibrant area of Walthamstow, this charming house at Billet Road presents an excellent opportunity for those seeking a new home. The property is chain free, allowing for a smooth and hassle-free purchase. Its prime location offers the convenience of being within walking distance to a variety of local shops and amenities, ensuring that daily necessities are easily accessible.

For those who commute, the ease of access to the A406 makes travelling around London straightforward, while Blackhorse Road Station is just a mile away, providing excellent transport links to the city and beyond. This makes the property ideal for both professionals and families alike.

Additionally, the house is situated within a desirable catchment area for schools, making it an attractive option for families with children. The combination of a welcoming community, convenient transport options, and proximity to essential services makes this property a fantastic choice for anyone looking to settle in Walthamstow.

With its appealing features and excellent location, this house is not to be missed.

Offers In Excess Of £500,000



- Chain Free
- Two Reception Rooms
- Perfect First Time Purchase
- Ease Of Access To A406
- Catchment Area for Schools

Locality

Billet Road, located in Walthamstow, London E17 5NS, is a residential area within the Higham Hill ward of the London Borough of Waltham Forest. It offers a suburban feel while maintaining easy access to central London, making it a practical choice for families and commuters alike. The street primarily features mid-20th century terraced houses, many with generous interiors and private gardens.

Residents benefit from close proximity to green spaces like Lloyd Park, a popular destination for family outings and community events, as well as the expansive Walthamstow Wetlands, ideal for nature lovers. Lifestyle amenities are plentiful, with a good mix of independent shops, cafés, and restaurants nearby—particularly in Walthamstow Village, a historic enclave with a strong local character.

Transport links are convenient, with several bus routes servicing the area and nearby train stations, such as Northumberland Park, offering connections to the broader London network. Educational options are also well-regarded, with schools like Whittingham Primary Academy nearby and a range of primary and secondary schools in Walthamstow rated 'Good' to 'Outstanding' by Ofsted.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £2,025
Construction: Brick Built
Flood Risk: Rivers & Seas-Very low, Surface Water-Very low

Hallway 13'1" x 5'6">2'9" (4.00 x 1.68>0.85)

Single glazed door o front aspect, laminate flooring, double radiator, smoke alarm and power points.

- Separate Kitchen
- First Floor Bathroom
- 1 Mile From Blackhorse Road Station
- Walking Distance To Local shops and Amenities
- Potential To Extend STPP

Reception One 9'10" x 13'10" (3.00 x 4.23)

Double glazed window to front aspect, carpeted flooring, double radiator and power points.

Reception Two 12'10" x 12'7" (3.92 x 3.84)

Double glazed window to rear aspect, carpeted flooring, double radiator and power points.

Kitchen 6'10" x 9'8" (2.10 x 2.95)

Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, integrated cooker with electric oven and hob, extractor fan with hood, sink wit drainer unit, space for fridge freezer, plumbing for washing machine, power points and double glazed door leading to garden.

First Floor Landing 7'2" x 4'7">3'3" (2.20 x 1.40>1.00)

Loft access and carpeted flooring.

First Floor Bathroom 6'0" x 6'0" (1.83 x 1.84)

Double glazed window to rear aspect, tiled flooring and part tiled walls, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap and low level flush w/c.

Bedroom One 10'10" x 13'5" (3.31 x 4.10)

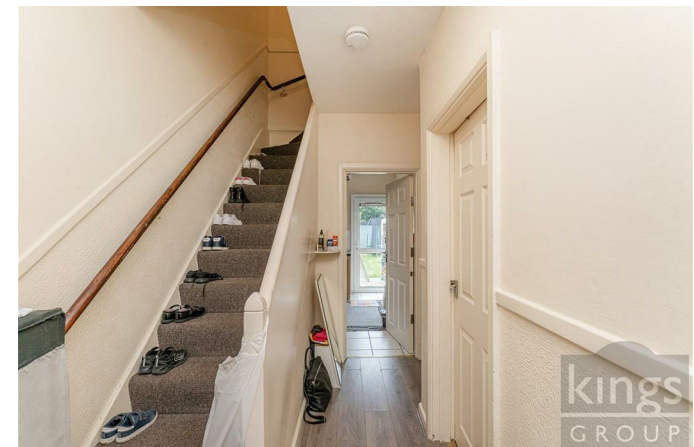
Double glazed window to rear aspect, double radiator, carpeted flooring, power points and build in storage(boiler).

Bedroom Two 12'0" x 12'3" (3.67 x 3.75)

Double glazed window to front aspect, double radiator, carpeted flooring, power points

Bedroom Three 7'5" x 8'7" (2.28 x 2.62)

Double glazed window to rear aspect, double radiator, carpeted flooring and power points.





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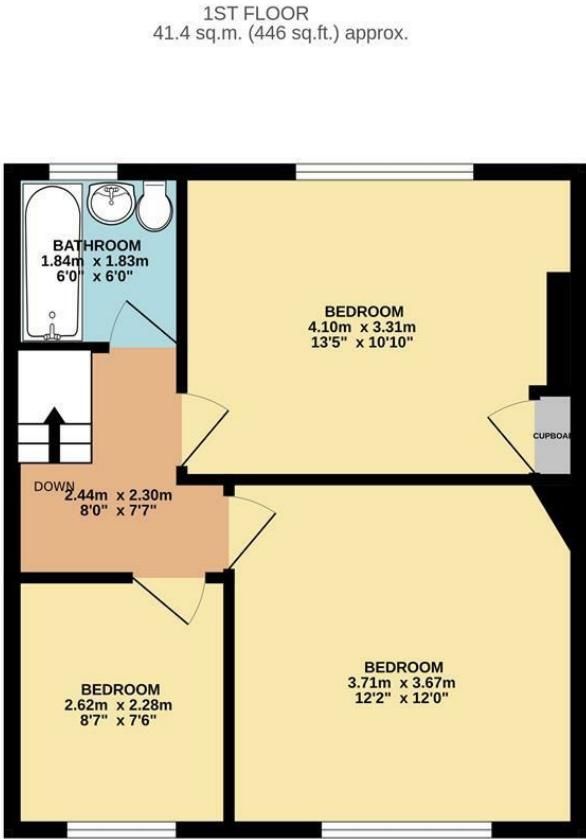
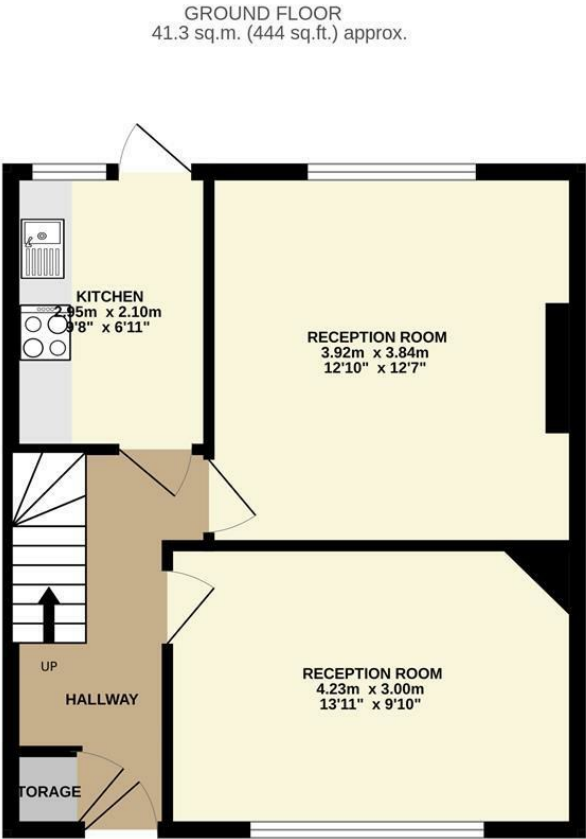


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			89
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-35) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 82.7 sq.m. (890 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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