



www.kings-group.net

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

Evelyn Road, London, E17 9HE
Offers In The Region Of £600,000

Nestled on the outskirts of Walthamstow village, this delightful end-terrace house on Evelyn Road, London, offers a perfect blend of comfort and convenience. Spanning an impressive 1,130 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and social gatherings. This area flows seamlessly into a lovely conservatory, allowing natural light to flood the space and providing a tranquil spot to enjoy the garden views.

The property features a well-appointed bathroom, ensuring that all your needs are met. Built in 1960, this house combines classic charm with modern living, making it a wonderful place to call home. Additionally, the location benefits from being within a good school catchment area, making it particularly appealing for families with children.

With its end-terrace position, this home offers added privacy and a sense of community. The surrounding village atmosphere enhances the appeal, providing a peaceful retreat while still being within easy reach of London’s vibrant amenities. This property is a fantastic opportunity for those looking to settle in a desirable area, combining spacious living with a friendly neighbourhood. Don’t miss the chance to make this charming house your new home.

Tenure & Council Tax

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

- Hallway
5'8" x 12'2" (1.75 x 3.71)
- WC
3'5" x 6'6" (1.05 x 2.00)
- Reception
14'1" x 14'9" (4.30 x 4.50)
- Kitchen
8'10" x 14'9" (2.70 x 4.50)
- Conservatory
8'2" x 13'5" (2.50 x 4.10)
- First Floor Landing
6'0" x 7'5" (1.85 x 2.28)
- First Flor Bathroom
5'8" x 8'7" (1.75 x 2.64)

- Bedroom One
9'6" x 13'5" (2.90 x 4.10)
- Bedroom Two
8'10" x 15'5" (2.70 x 4.70)
- Bedroom Three
5'10" x 11'9" (1.80 x 3.60)

