

**Ground Floor** 

= Reduced headroom below 1.5 m / 5'0 Approximate Gross Internal Area Ground Floor = 56.5 sq m / 608 sq ft First Floor = 42.2 sq m / 454 sq ft Second Floor (Excluding Reduced headroom ) 31.5 sq m / 339 sq ft Eaves / Reduced Headroom = 9.1 sq m / 98 sq ft Total = 139.3 sq m / 1499 sq ft

18'7 x 12'9

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

#### **Directions**

## Contact

E: sales@hcolondon.com



3.00 x 2.40

(Approx)

Second Floor









4 Bed **House - Terraced** located in



### 27 Fulbourne Road

# LONDON

£750,000 Freehold









FREEHOLD TERRACED HOUSE --- THREE FLOORS --- 1 W/C, 1 BATHROOM & 1 EN-SUITE --- LARGE KITCHEN --- GREAT CONDITION --- MODERN THROUGHOUT --- GOOD SIZE GARDEN --- CHAIN FREE

### Offers in the region of £800,000.

London's Local Property Agent, Humphrey & Co Estates are very proud to introduce to the sales market this impeccable four bedroom terrace house arranged over three floors boasting bright and modern interiors throughout. Sensationally refurbished throughout. The ground floor's combination of two large reception rooms, W/C underneath the staircase leading to a large spacious open plan kitchen with patio doors to the rear garden which is landscaped and paved. First floor you have two double bedrooms with a very large fully tiled bathroom which will make a lovely family bathroom including a bath and shower cubicle. Second floor has two additional bedrooms with an en-suite to front facing bedroom. The heart of Walthamstow Village is less than a half mile away on foot; peaceful, part-pedestrianised streets, historic architecture and some of the best bars, restaurants and family-friendly gastropubs Walthamstow has to offer right on your doorstep. Excellent transport links just moments away from this property. Area Type Urban. Stone throw away from Wood Street which has been nominated for the 2017 Urbanism Awards 'The Great Street Award'.

### Summary









