



Directions

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**4 Bed
House - Terraced
located in**



27 Fulbourne Road

LONDON
E17 4AV

Offers Over £725,000
Freehold



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

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'.

A WORD FROM THE OWNER. "I have worked really closely with my architect and builder to create a spacious and elegant home. - You're surrounded by excellent schools, there are eight within walking distance, all rated 'Good' or better by Ofsted. - Walthamstow Central Station, with direct 20 minute runs to Oxford Circus and Liverpool Street, is less than a half mile away on foot. - For long family walks and boat hire, Epping Forest and Hollow Pond are just a 15 minute walk to the east.-Located close to Wood Street station, which has great links into Liverpool Street in approximately 20 minutes".

Summary



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	

