



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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



8 Hillside Gardens, Walthamstow, London, E17 3RJ

Guide Price £775,000

- Three bedrooms
- Chain free
- Potential for further development (stpp)
- Popular location
- Large garden
- Semi-detached
- Garage
- Off street parking
- Close to green space
- Walking distance to Woodstreet Station



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 14/3/2024

8 Hillside Gardens, London E17 3RJ

A chain free semi-detached three bedroom family home with garage, off street parking and large garden, located on a quiet road in upper Walthamstow. Potential for further development stpp.

A spacious three-bedroom semi-detached family home set on a quiet road in upper Walthamstow. The property benefits from a large garden, off street parking and garage. Offered for sale chain free.

Heading inside you'll find a large through lounge with double doors leading out to the garden. There's a well-appointed kitchen, cloak room and utility. The garage with plenty of scope to convert, build over or extend out to the rear subject to planning permission. On the first floor there's three bedrooms and a family bathroom with potential to add a loft conversion to create a large master suite subject to planning.

You've got the best of both worlds living here being so close to Epping Forest and Wood Street. The train station is a few minuets walk and will get you to Liverpool Street in around 20 minutes. The shops, cafes and bars of Wood Street are all right on your doorstep. Alternatively, take a fifteen-minute stroll and you're in the heart of much-loved Walthamstow Village, for an ever evolving, diverse range of restaurants and gastropubs.

E.P.C Rating: D
Council Tax Band: E
London Borough of Waltham Forest
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Council Tax Band: E

