



## Directions

## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



40 Longacre Road, Walthamstow, E17 4DT

Guide Price £650,000

- Significant development potential
- Driveway for a number cars
- Has not been on the market for over 30+ years
- 2 bathrooms
- Large kitchen diner
- Four-bedrooms
- Large plot
- Huge garden
- Ground floor W.C
- 27ft lounge



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.

Date: 16/9/2024



## 40 Longacre Road, Walthamstow E17 4DT

This large 4 bedroom semi detached family house is located on the cusp of Walthamstow and Highams Park. Set on a wide plot and is full of potential to extend STP. Sold chain free and offers a large rear garden and parking



Council Tax Band: D



Rare to the market, first time been on the market in 30+ years and nestled on a substantial corner plot on the sought-after Longacre Road in Walthamstow, this charming 1930s semi-detached home offers a rare blend of space, character, and opportunity. Boasting four generously sized bedrooms, each with fitted wardrobes, this property effortlessly caters to modern family living and offered for sale chain free.

Step inside to discover a bright and inviting through lounge, perfect for relaxation or entertaining, and a well-appointed kitchen/breakfast room, ideal for everyday dining. The home also features two bathrooms, a convenient downstairs W/C, and the added benefit of a garage for additional storage or parking. There is parking for a number of cars

Set on a large plot, this property holds immense potential for future development, subject to the necessary planning permissions (STPP). Whether you're looking to extend or simply enjoy the abundance of space, this is a home with possibilities as vast as its generous garden. Located in the vibrant community of Walthamstow, this home offers an ideal balance of suburban tranquillity and easy access to local amenities, transport links, and schools, making it a fantastic opportunity for families and investors alike. The property also is within close vicinity to Highams Park amenities, station and Lake.

Council tax - waltham forest D  
Freehold  
EPC D

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.