



Turner Road, Walthamstow, London, E17

Offers In Excess Of £950,000

Freehold

FOR SALE

 2  3  4

- 4 Bedroom Victorian terraced house
- Kitchen/diner & 3 bathrooms
- Bespoke designed kitchen
- Architecturally Designed
- Wood Street Overground station: 0.3 mile
- Close to Walthamstow Village
- EPC rating: D (67)
- Council Tax Band: C
- Designed & landscaped 30' rear garden
- Internal: 1240 sq ft (116 sq m)

Close to Walthamstow village, discover a family home that masterfully blends modern practicality with inviting warmth.

On entering, the ground floor - with its underfloor heating, cork and quarry tiles - unfolds in an inviting layout. First, the kitchen-diner greets you; a functional yet stylish space enriched by custom fittings from Uncommon Projects. Continuing on, you pass through the library, with more Uncommon Projects oak joinery weaving a sense of continuity and craftsmanship. This theme culminates in the living room, positioned at the rear for optimum privacy. Here, natural light spills from the skylight above, illuminating your view of the courtyard garden.

Upstairs, bedrooms are generously sized and filled with natural light. With bathrooms on each level and ingenious storage solutions, the house meets every family's needs.

Nestled on Turner Road, you will enjoy a strong community spirit, and you're never far from essentials. Schools and top-rated nurseries like Wood Street Nursery and Woodside Academy are close by, while verdant spaces such as Lloyd Park and Epping Forest offer refreshing greenery. Bustling Wood Street, with its unique eateries and shops, and the convenience of Wood St Station, linking directly to Liverpool Street, are added bonuses.

Experience an architect-designed family home on a peaceful street, just a stone's throw from the heart of Walthamstow. Ready to explore?

Turner Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to:

Ground floor WC

Open plan Kitchen/diner

24'6 x 10'4

Reception Room

19'3 x 13'4

Doors to garden atrium. Open to:

Reading Area

Open to reception room & open plan Kitchen/diner.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Utility Cupboard

Bedroom One (Master)

14'11 x 11'3

Bedroom Two

10'10 x 8'10

First Floor Bathroom

7'8 x 5'7

Second Floor Landing (Loft)

Door to bedroom three & bedroom four.

Bedroom Three

17'1 x 9'7

Door to:

Ensuite

Door to bedroom three.

Bedroom Four

7'11 x 7'7

Rear Garden (Landscaped)

30'

Garden Atrium

Door to reception room.

Additional Information:

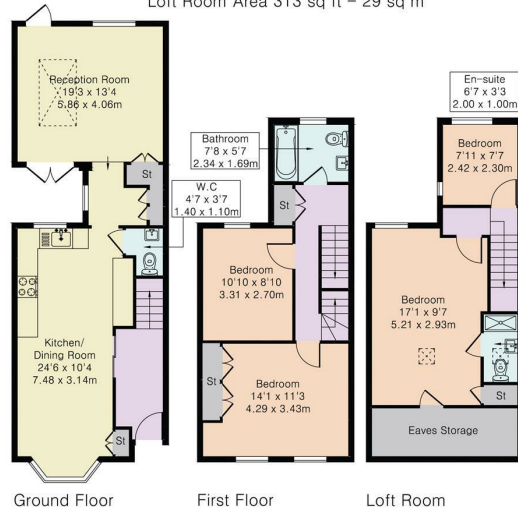
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 1240 sq ft – 116 sq m
Ground Floor Area 545 sq ft – 51 sq m
First Floor Area 382 sq ft – 36 sq m
Loft Room Area 313 sq ft – 29 sq m



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			
		67	83
		EU Directive 2002/91/EC	

MAP



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

