






Addison Road, Walthamstow, London, E17

Guide Price £1,000,000

Freehold

FOR SALE

 3  2  4

- Guide Price: £1,000,000-£1,100,000.
- 4 Bedroom end of terrace house
- 3 Reception rooms
- Gas central heating
- Spacious loft conversion
- Walthamstow Village location
- Wood Street station 0.4 mile
- South-facing rear garden: approx 40'-50'
- Chain-free
- Internal: 1503 Sq ft (140 sq m)

A rare opportunity to invest in a larger than usual family home in Walthamstow village, and this one's chain-free. Space, heritage and character, plus a world of potential is what you might feel as you walk through that large Victorian front door.

3 Reception rooms give you space and comfort to configure in a way that works for your family. The hard work is done in this property, with the extended dining room at the rear of the property, providing a brilliant family space lit from above with bold overhead skylights. And with patio doors opening out to the sunny south facing garden. An ideal space for entertaining in the summer.

The garden is a good size, has the bonus of side access and features a patio area with space for dining, a lawned area and a lush, natural backdrop created by established trees.

The galley kitchen with solid wood workshops also looks out to the garden, further features on the ground floor include a WC and storage for coats and shoes.

Along with the 3 bedrooms on the first floor, there's also a family bathroom and 2 of the rooms have built in storage. On the second floor, the loft conversion delivers a large open space for a bedroom, work, play or sitting room with overhead skylights and good eaves storage, in addition to an ensuite.

Addison Road is a highly sought after turning, just a stone's throw from the Walthamstow village Conservation Area and half a mile from Walthamstow Central station, Overground and Victoria lines.

This house is the perfect spot for family life. Schools include Henry Maynard and Walthamstow School For Girls. And on nearby Orford Road, all the essentials can be found at the award winning Spar, hometipple, Froth & Rind and the Village Bakery. Orford Road is buzzing with great restaurants and welcoming local pubs. All in the culturally rich Walthamstow village.

Hollow Ponds is just down the road with acres of natural green space to explore and cycle and also the playground at Wingfield Park.

Ready to take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, lounge & kitchen.

Ground Floor WC

Reception Room

14'0 x 11'6

Lounge

14'2 x 10'10

Open to:

Dining Room

17'7 x 8'10

Open to lounge & kitchen. Door to rear garden.

Kitchen

9'9 x 6'6

Open to dining room.

First Floor Landing

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

Bedroom One

13'11 x 12'6

Bedroom Two

14'1 x 10'11

Bedroom Three

6'10 x 5'4

First Floor Bathroom

10'1 x 6'8

Second Floor Landing (Loft)

Bedroom Four

22'1 x 16'1

Door to:

Ensuite

10'1 x 6'7

Rear Garden (South-facing)

approx 40'-50'

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC rating: E (54)

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 1503 sq ft – 140 sq m

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 483 sq ft – 45 sq m

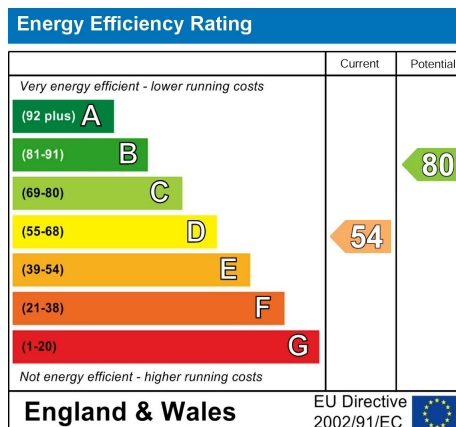
Second Floor Area 390 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



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