






Woodlands Road, Walthamstow, London, E17

Offers In Excess Of £850,000

FOR SALE

 1  2  3

Freehold

- 3 Bedroom Victorian terraced house
- Loft conversion
- Kitchen/diner & utility room
- Wood Street station: 0.3 mile
- Double glazed & gas central heating
- EPC rating: C (75)
- Council tax band: C
- Rear garden: 24'10 x 14'5
- Chain-free
- Internal: 1199 sq ft (111.3 sq m)

Stylish, beautifully refurbished and extended 3 bedroom Victorian home in a quiet residential road just off Wood Street.

Set over 3 floors of gorgeous, this property has been well designed with a solid and contemporary finish throughout.

The ground floor features a spacious yet cosy lounge with bay windows, also the convenience of a proper utility room and a separate WC.

The hub of the home is the kitchen diner with sleek kitchen fittings, island unit and homely dining area. The exposed brick wall brings texture to the space which is flooded with natural light from the skylights, and where Crittal style doors open up to the private garden, perfect for summer entertaining. The garden is low maintenance, courtyard style with established shrubs in raised planters, and a lovely paved dining area.

On the first floor there's a double and a smaller bedroom with a fantastic family bathroom that features solid wood storage and walk-in rainfall shower. On the second floor there's a large, dual aspect double bedroom.

The Wood Street area is a thriving local community with lots of exciting new stores and fun places to eat popping up. There're lots of highly rated primary and secondary schools in the area. There's also an indoor Market nearby, and local favourites: Clapton Craft and Chocolate Bakery. Plus lots of independent restaurants, pubs and local breweries within walking distance.

There're excellent transport links here too with a 6 minute walk to Wood Street station from where you can be in Liverpool Street in 20 minutes, with one stop down to the Victoria line at Walthamstow Central.

There's lots of local culture to soak up and you're only 15 minutes away from the green open spaces of Epping Forest and the Chestnut Fields Wetlands.

A stunning property, chain-free and in a thriving location. Shall we take a look?

Woodlands Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to:

Ground Floor WC

Reception Room

17'3" x 10'7"

Access to ground floor wc, kitchen/diner & utility room.

Kitchen/Dining Room

18'0" x 13'0"

Access to rear garden.

Utility Room

7'5" x 6'4"

First Floor Landing

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

Bedroom One

13'10" x 10'9"

Bedroom Two

11'2" x 8'0"

First Floor Bathroom

Second Floor Landing (Loft)

Door to:

Bedroom Three

16'8" x 12'0"

Rear Garden

24'10" x 14'5"

Front Garden

14'10" x 9'7"

Additional Information:

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

Notice:

All photographs are provided for guidance only.

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



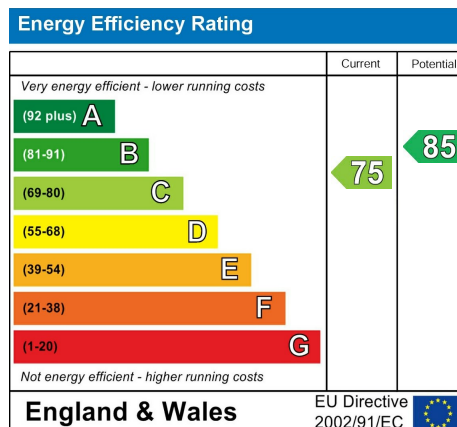
Woodlands Road

Approximate Gross Internal Area
Ground Floor = 53.1 sq m / 572 sq ft
First Floor = 35.2 sq m / 380 sq ft
Second Floor = 19.2 sq m / 207 sq ft
(*Excluding Eaves Storage)
Total = 107.6 sq m / 1159 sq ft
(*Including Eaves Storage)
Total = 111.3 sq m / 1199 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

powered by:
THE360IMAGE
www.the360image.co.uk

EPC RATING



MAP



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

