




Barclay Road, Walthamstow, London, E17

£1,050,000

Freehold

FOR SALE

 2  2  5

- 5 Bedroom Victorian semi-detached house
- 2 Reception rooms
- Loft conversion
- Double glazing & gas central heating
- Walthamstow village location
- Wood Street overground station: 0.6 mile
- Henry Maynard school catchment
- Council tax band: C & EPC rating: D (66)
- Rear garden: 33'5 x 16'2
- Internal: 1565 sq ft (145 sq m)

A classic Victorian home in a friendly neighbourhood, spaciouly designed for family comfort and entertaining.

The reception room to the front is an elegant space, richly decorated and featuring an original fireplace and wooden floors. A further reception room leads back to a fantastic kitchen diner, flooded with natural light from the skylights. The large space features textural details such as the floor tiles and exposed brick wall which contrast well with the sleek modern kitchen design. Bi-folding doors lead out to a good sized and low maintenance garden, framed by established trees with dining space and a decking that gets the sun all year round. It's a wonderful space for gathering together and entertaining, there's also a handy downstairs WC.

Upstairs the 5 bedrooms are all of a good size with plenty of light and room for storage. The first floor has a shower room and bathroom between the 3 bedrooms. The dual aspect loft bedroom features bespoke storage and skylights giving the room an airy and spacious feel, there's also a private ensuite.

Barclay Road is a friendly community with just an 8 minute walk to the cultural and foodie delights of Walthamstow village. You've got many highly rated schools within walking distance, including Henry Maynard. Wingfield Park's nearby with acres of natural green space at Hollow Ponds, just a 6 minute cycle away, which forms the base of Epping Forest, a lovely area to explore and walk, with cycle tracks. You're just a few minutes on foot from the award winning local Spar shop in an area buzzing with independent shops, cafes, fantastic pubs and restaurants: Some of our favourites are Eat 17, The Ravenswood Estate and Froth & Rind for great coffee.

It's less than a 10 minute walk to both Walthamstow Central and Wood Street stations, with their excellent transport links into the City, central London and beyond.

Shall we take a look?

Barclay 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 one & reception room two.

Ground Floor WC

4'10 x 4'9

Reception Room One

14'2 x 11'7

Open to:

Reception Room Two

11'11 x 9'9

Open to reception room onw & kitchen.

Kitchen

22'3 x 14'6

Doors to rear garden.

First Floor Landing

Staircase leading to second floor. Door to bedroom one, bedroom two & office room/study.

Bedroom One

14'10 x 12'0

Bedroom Two

9'8 x 7'7

Bedroom Three

9'4 x 8'7

Door to inner hall.

Bedroom Four

8'7 x 8'5

Door to inner hall.

Inner Hall

Door to bedroom three, bedroom four & first floor shower room.

Shower Room

5'2 x 4'11

First Floor Bathroom

7'10 x 4'2

Second Floor Landing (Loft)

Door to:

Bedroom Five

15'4 x 14'10

Door to:

Second Floor Bathroom

8'9 x 7'10

Rear Garden

approx 33'5 x 16'2

Additional Information:

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

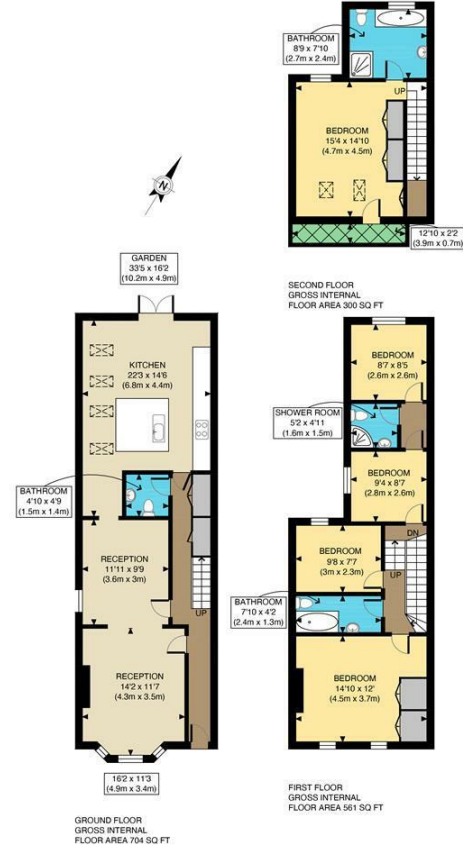
Notice:

All photographs are provided for guidance only.

Disclaimer

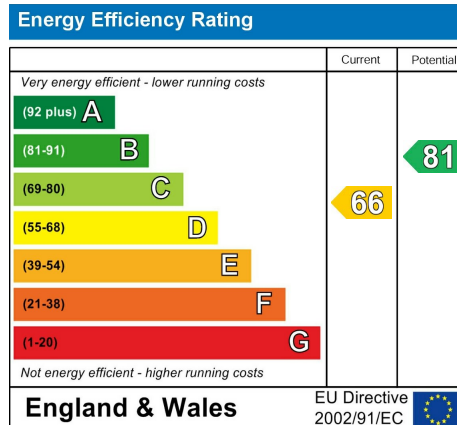
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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



APPROX. GROSS INTERNAL FLOOR AREA 1565 SQ FT / 145 SQM	Barclay Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	
DATE	02/02/24

EPC RATING



MAP

