






## Shrubland Road, Walthamstow, London, E17

Offers In Excess Of £850,000

**FOR SALE**

 1  2  3

Freehold

- 3 Bedroom end of terrace Victorian house
- Gas central heating
- Open plan kitchen-diner & ground floor wc
- Loft conversion
- Walthamstow Queens Road station: 0.1 mile
- Walthamstow Central underground station: 0.3 mile
- Council tax band: C
- EPC rating: D (63)
- Rear garden: approx 35ft
- Internal: 1253 sq ft (117 sq m)

A modern, 3/4 bed, airy and spacious family home in a quiet pocket of Walthamstow, but with everything you need nearby.

This end of terrace property has had a recent renovation in which the ground floor was extended to create a new kitchen-diner, and a loft conversion. It's now a large, comfortable and well configured space with everything designed around big family living.

The open plan kitchen-diner features a sleek kitchen with Quartz kitchen tops, larder storage, a well purposed island, and underfloor heating.

Bi-folding doors open the space further for entertaining and lead out to the south facing garden. There's also a discreet laundry alcove, and an understairs WC.

The living room feels cosy in contrast with a bay window, cast iron wood burner, original ceiling roses and William Morris tiles. All works in the home have been completed to a very high standard.

Upstairs the bedrooms are joined by a contemporary family bathroom. And in the loft conversion there're floor to ceiling windows, bespoke storage and a modern en suite with a walk-in shower.

This is a quiet road with easy parking, friendly neighbours and no houses opposite, just plenty of trees. The closest shops are on Hoe Street or Queens Road, a short walk away, and there's a GP surgery and pharmacy round the corner.

Queens Road Station is nearby for quick travel to central London, Eurostar and Stansted. And it's less than a 10-minute walk to Walthamstow Central station for the tube and Overground services.

There're 28 schools in a mile radius of home, many rated 'Outstanding' by Ofsted. And with plenty of natural green space at Hollow Pond, a 10 minute cycle away.

Popular local spots include Eat17 and Misfits Gym in nearby Walthamstow village, Today Bread on Hoe street, Italian Bakery and Gather17 delicatessen at Crate Brewery and Gnarly Vines. There's dancing and gigs at Walthamstow Trades Hall and soon the Soho Theatre will be opening. There's also lots of great pubs. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Enclosed Porch

Further door leading into:

### Entrance Hallway

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

### Ground Floor WC

4'7 x 2'7

### Reception Room

13'10 x 11'1

### Kitchen

20'11 x 16'6

Sliding patio doors leading into rear garden.

### First Floor Landing

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

### Bedroom One

13'9 x 10'6

### Bedroom Two

12'8 x 10'8

### Office

6'3 x 4'6

### First Floor Bathroom

7'6 x 6'6

### Second Floor Landing (Loft)

Door to:

### Bedroom Three

15'10 x 13'3

Access to:

### Ensuite

6'9 x 6'8

### Rear Garden

approx 35'

### 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).

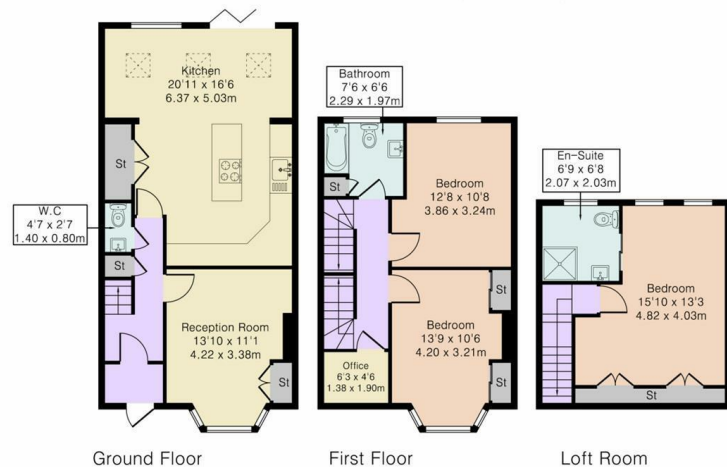
## FLOORPLAN

Approximate Gross Internal Area 1253 sq ft – 117 sq m

Ground Floor Area 555 sq ft – 52 sq m

First Floor Area 418 sq ft – 39 sq m

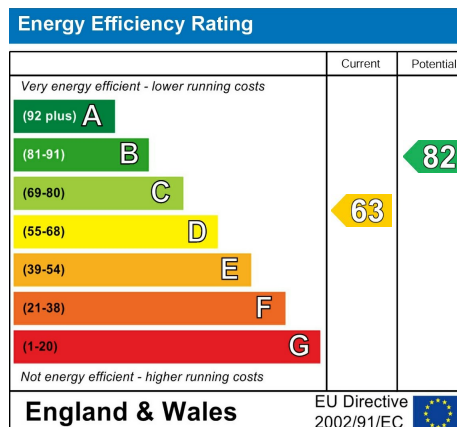
Loft Room Area 280 sq ft – 26 sq m



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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