



Jewel Road, Walthamstow, London, E17

Offers In Excess Of £875,000

Freehold

FOR SALE

 1  1  3

- 3 Bedroom Victorian terraced house
- 2 Reception rooms & Kitchen-diner
- Gas central heating
- Close to Lloyd Park
- Walthamstow Central tube station: 0.5 mile
- EPC rating: D (59)
- Council tax band: D
- Rear garden: approx 30ft
- Chain-free
- Internal: 964 sq ft (89 sq m)

Lovely Victorian family home with a garden and Lloyd Park at the end of the road.

A property where all the rooms have excellent proportions creating balanced living spaces. And many of the original fixtures and fittings have been lovingly restored to a high standard such as original floorboards with the additions of reclaimed cast iron fireplaces and radiators.

The 2 reception rooms make an open plan dual aspect room, with the option to divide the space creating a private room for study or work with the light from the side return; and a separate lounge in which to cosy up in private for the evenings.

The kitchen-diner is well fitted, roomy and with plenty of storage, and also a second back door. The garden is tidy and well kept with lots of potential and with established trees for privacy.

The bedrooms are all light and comfortable spaces, and are solid double sized rooms, and there's a 3 piece family bathroom with storage.

Jewel Road sits between Pearl Road and Ruby Road and puts all the great things Walthamstow has to offer on your doorstep, such as buzzing independent restaurants like Collab and Yard Sale, Perky Blenders, bakeries and the shops of Hoe Street, fantastic local pubs the Rose & Crown, The Bell and the Blackhorse Beer Mile all a short walk away.

There's a variety of highly rated schools within walking distance, and you're local to beautiful Lloyd Park and gardens where there's a great Saturday pop up street food market. For longer walks, runs and cycles, the Wetlands and canal are nearby too, plus the culture and vibe of Walthamstow village.

You're well linked for transport with just a 10 minute walk to Walthamstow Central station for direct 20 minute runs to Liverpool Street and Oxford Circus.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to dining room & kitchen.

Reception Room

11'2 x 10'1

Doors to:

Dining Room

Door to reception room. Door to rear garden.

Kitchen/Diner

177 x 9'5

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'8 x 10'9

Bedroom Two

10'10 x 9'5

Bedroom Three

9'6 x 8'6

First Floor Bathroom

7'2 x 6'5

Rear Garden

approx 30'

Additional Information:

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

Notice:

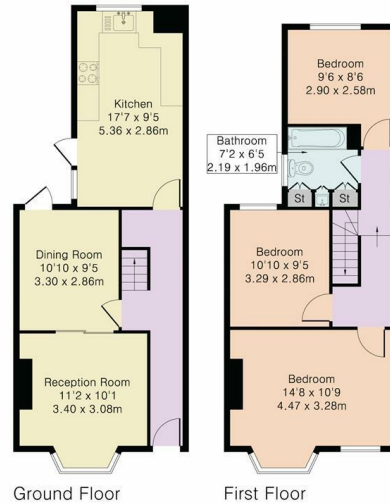
All photographs are provided for guidance only.

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

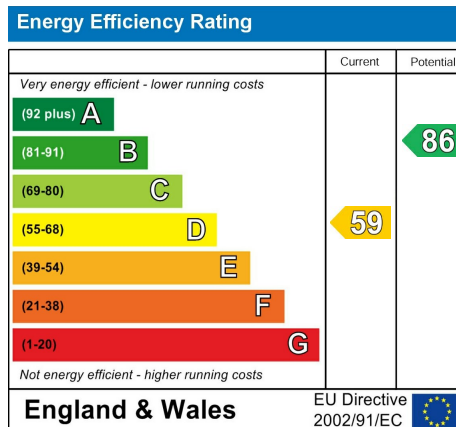
Approximate Gross Internal Area 964 sq ft – 89 sq m
Ground Floor Area 490 sq ft – 45 sq m
First Floor Area 474 sq ft – 44 sq m



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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