



Pembroke Road, Walthamstow, London, E17

Offers In Excess Of £1,000,000

FOR SALE

 2  2  4

Freehold

- 4 Bedroom terraced house
- 2 Reception rooms
- Loft conversion
- Kitchen-diner & ground floor WC
- Gas central heating
- Walthamstow Central station: 0.5 mile walk
- Council tax band: C & EPC rating: C (69)
- Rear garden: approx 150ft
- Off street parking
- Internal: 1665 sq ft (155 sq m)

Large family home with a lush garden and off street parking in Walthamstow village. Tucked away on a quiet leafy road the property feels bigger on the inside than it appears. The hub of the home is the kitchen-diner, an airy space filled with natural light with ample room for extensive cooking as well as comfortable dining, ideal for family gatherings and entertaining. Double patio doors open onto a large natural garden with established trees. You may choose to get your secateurs out in the garden, but there's lots of space and potential to work with. The additional reception rooms on the ground floor give you the option to divide into smaller areas for privacy and quiet or leave open plan. Engineered oak floors run throughout and there's a handy ground floor WC. Upstairs the bedrooms are strong doubles with plenty of room for storage, plus a light, contemporary family bathroom. In the loft extension is another large bedroom with bespoke storage and contemporary ensuite with skylight. Walthamstow village is a cultural and historical hot spot in east London, brimming with independent shops, cafes, restaurants, gastro pubs, markets and with interesting pop ups and lots going on for families. Living here gives you a community experience and the convenience of having everything you need within walking distance. For example, the excellent choice of highly rated schools, parks, sports facilities and accessible natural green space. The local award winning Spar adjoins restaurant Eat17, also worth trying are Froth & Rind for their legendary toasties, Wildcard, Mother's Ruin, The Queens, The Castle and many more. You're well linked for transport with Walthamstow Central station only a 10 minute walk from home for the Victoria line and Overground services. 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 all ground floor rooms.

Ground Floor WC

Reception Room

14'5 x 10'11

Sliding doors leading into:

Dining Room

15'2 x 9'3

Sliding door leading into reception room.

Kitchen/Diner

22'9 x 14'5

Doors leading into rear garden.

First Floor Landing

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

Bedroom One

14'10 x 12'6

Bedroom Two

17'7 x 9'3

Bedroom Three

11'9 x 9'6

First Floor Bathroom

8'2 x 6'7

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Four

11'7 x 11'2

Second Floor Bathroom

8'1 x 6'7

Rear garden

approx 150'

Off street parking

Driveway to front.

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

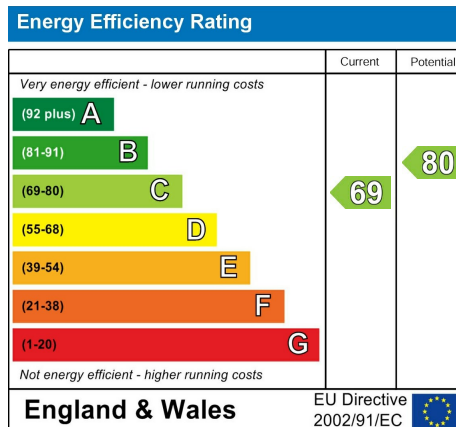
Approximate Gross Internal Area 1665 sq ft – 155 sq m
Ground Floor Area 787 sq ft – 73 sq m
First Floor Area 622 sq ft – 58 sq m
Loft Area 256 sq ft – 24 sq m



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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