



Barclay Road, Walthamstow, London, E17 Offers In Excess Of £600,000 Freehold

FOR SALE □ 2 → 1 = 2

- 2 Double bedroom Victorian terraced house
- 2 Reception rooms
- Gas central heating
- Potential for loft conversion (STPP)
- Walthamstow Central Tube Station: 0.6 mile
- EPC rating: D (59)
- Council tax band: C
- Rear garden: approx 30ft
- Chain-free
- Internal: 758 sq ft (70.4 sq m)

A cosy Victorian home, rich with character, in the heart of Walthamstow village.

The property feels good to walk into with individual rooms providing space for people to do their own thing as well as gather together. And everywhere has been well maintained

The lounge has a bay window, feature fireplace and original floorboards which continue throughout the home and add character, together with the heritage of the property and the warm neutral decor. The dining room is spacious and leads out to a sleek kitchen with plenty of storage and light from a window that overlooks the garden, which is green and lush with a backdrop of established trees. An added bonus is the lean to, which gives additional space for utility and further storage. Upstairs, the double bedrooms are a good size and with a fresh and modern family bathroom.

Barclay Road is a quiet residential street with a fantastic community spirit in the heart of Walthamstow village. There're excellent transport links at Walthamstow Central and Wood Street stations both within a 10 minute walk from home. Plus a variety of local schools, and Wingfield Park within walking distance. Village life brings an abundance of local culture and great food & drink. The award winning Spar shop features local produce and favourite spots to eat and drink include Eat 17, Orford Saloon and the Queen's Arms, also the Wildcard Brewery and Mother's Ruin near God's Own Junkyard on the Ravenswood estate. You're also close to miles of natural green space at Walthamstow Wetlands, an internationally important nature and wildlife reserve.

A Victorian home with character in a fantastic location, shall we take a look?

Barclay Road, Walthamstow, London, E17

DIMENSIONS

FLOORPLAN



Entrance Hallway Staircase leading to first floor.

Reception Room One

Dining Room 11'10 x 10'10 Door To:

Kitchen 11'1 x 6'2 Door To:

Lean To Access To Rear Garden.

First Floor Landing Door To Bedroom One & Bedroom Two.

Bedroom One 11'10 x 10'0

Bedroom Two 11'10 x 11'0

First Floor Bathroom 11'10 x 6'0

Rear Garden approx 30'

Additional Information:

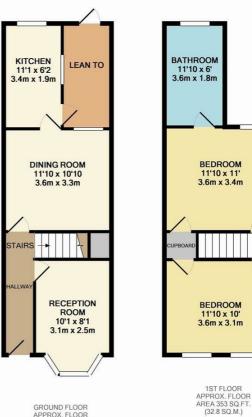
Local Authority: London Borough Of Waltham Forest Council Tax Band: C

Notice:

All photographs are provided for guidance only.

Disclaimer:

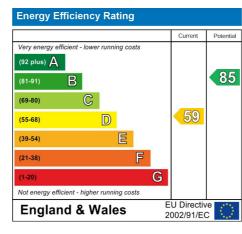
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been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



GROUND FLOOR APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)

(37.6 SQ.M.) TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.) iist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, mission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any spective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix EQ016

EPC RATING



MAP



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