



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?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

Reception Room One

10'1 x 8'1

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

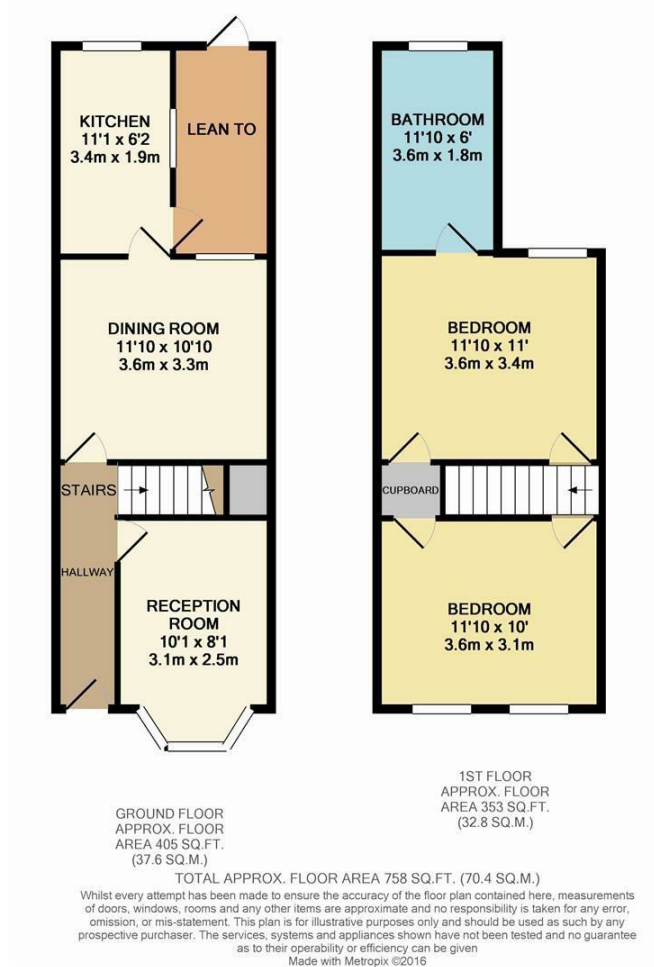
Notice:

All photographs are provided for guidance only.

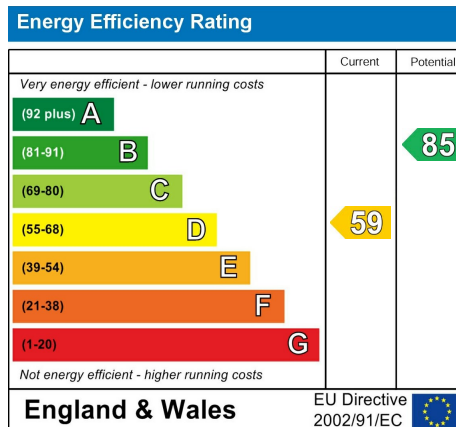
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FLOORPLAN



EPC RATING



MAP



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