

Beulah Road, Walthamstow, London, E17

Offers In Excess Of £995,000

Freehold

FOR SALE

 1  2  3

- 3 Bedroom terraced house
- Bright & spacious kitchen/diner
- Located in the heart Of Walthamstow Village
- Ground floor WC
- First floor bathroom
- Walthamstow Central station: 0.4 mile
- Council tax band: D
- Rear garden: 68' x 14'
- 4m x 3m Garden studio/outbuilding
- Internal: 1086 sq ft (101 sq m)

An enviably located and elegantly presented three bedroom terraced house, situated in the very heart of Walthamstow Village on Beulah Road.

This stylish home offers over 1000 square feet of internal space set across two floors, with all of the rooms being well proportioned and incredibly practical. The ground floor comprises three rooms - lounge, kitchen diner and WC/Laundry. The lounge has two large, front aspect sash windows, which allow the light to pour in and highlight the tastefully neutral colour scheme. It strikes us as a room as comfortable in winter as in summer. Behind it, separated by the central staircase, sits the stunning kitchen diner. This is a truly exceptional space, and again one that is filled with light, thanks to the crittall-style French doors, full height window and section of glazed roof. There are also two large roof windows that are opened electronically, allowing a cooling airflow in summer. The kitchen section has sleek, modern cabinets, high-spec appliances and features a beautiful cast slab island with seating, whilst the far end nearest the garden has ample space to both relax and dine, all whilst looking out into the garden via those amazing French doors.

Ascend to the first floor and you find the three bedrooms and family bathroom. The main bedroom is to the front and stretches across the full width of the house. Like the lounge it benefits from sash windows and has two built in wardrobes. The other two bedrooms are situated towards the back of the house. Betwixt them and the front bedroom sits the L-shaped family bathroom, completed with three-piece suite (bath/shower) and tiling to floor and walls.

The tranquil private garden to the rear has a stone paved patio area directly adjacent to the house, terraced to a laid lawn. At the far end is a stylish garden studio with storage, fitted with more amazing French doors, opening onto a spacious hardwood decked area at the far end, ideal for al fresco entertaining and relaxation.

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DIMENSIONS

Entrance

Via front door leading directly into:

Ground Floor WC

6'0 x 5'1

Door to utility/laundry.

Reception Room

14'1 x 13'2

Door to:

Inner Hall

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

Kitchen/diner

31'8 x 12'10

Access to garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'1 x 11'11

Bedroom Two

12'2 x 6'11

Bedroom Three

9'10 x 7'8

First Floor Bathroom

9'10 x 7'9

Rear Garden

68'0 x 14'0

Access to:

Front Garden

15'0 x 8'0

Outbuilding/Garden studio

13'11" x 9'10"

Clad in Siberian Larch, high spec crittall French windows, Fully insulated with power and direct hi speed data connection. Adjoining storage/shed.

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC rating: C (73)

Notice:

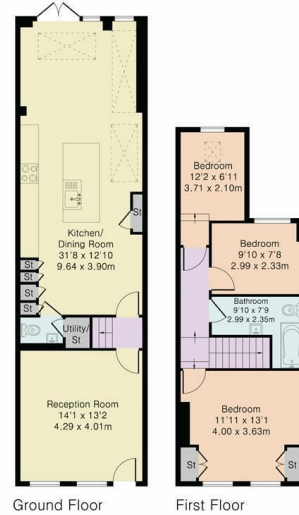
All photographs are provided for guidance only.

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

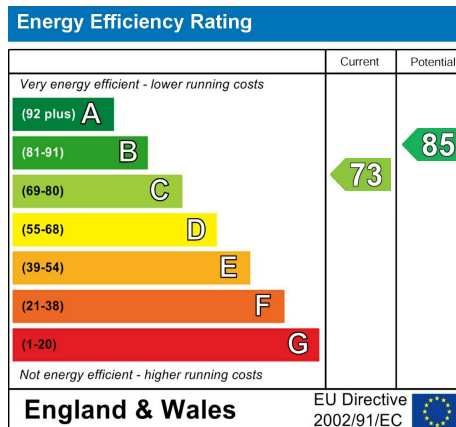
Approximate Gross Internal Area 1086 sq ft – 101 sq m
Ground Floor Area 653 sq ft – 61 sq m
First Floor Area 433 sq ft – 40 sq m



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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