

## Bemsted Road, Walthamstow, London, E17

Offers In Excess Of £900,000

**FOR SALE**

 1  2  4

Freehold

- 4 Bedroom terraced Warner house
- Kitchen-diner
- Ground floor WC
- Loft conversion
- Double glazing & gas central heating
- Close to Lloyd Park
- EPC rating: D (66)
- Council tax band: C
- West-facing rear garden: approx 35ft with shed/studio
- Internal: 1316 sq ft (121 sq m)

An original Warner property in the Lloyd Park conservation area.

This family home is a bold combination of heritage and modern with a renovation that includes a loft conversion, rear extension and landscaped garden, all excellently crafted to a high standard of finish, creating large comfortable living spaces with the warmth and charm of a busy family home.

The open plan reception room that runs the full length of the property brings everyone together, but is brilliantly zoned to give people space to do their own things.

The modern kitchen-diner is flooded with natural light from the large skylights creating a lovely working area with integrated appliances and stone work tops in the kitchen, and a clear dining area that features a natural wall, and doors which open onto the garden. Original features throughout the home include the entrance door, tiling, plaster covings and a cast iron fireplace.

The garden gets the sun all afternoon and has raised beds, expertly crafted decking and a garden shed/studio. There's also the convenience of a ground floor WC.

Upstairs the first floor has 2 doubles and a single bedroom, all solid comfortable rooms, also on this floor is a contemporary family bathroom. The third double bedroom is in the loft conversion, a dramatic space with bespoke storage and ensuite, plus fantastic sunset views and extra storage space.

This is a warm community with friendly neighbours, and an excellent school catchment area with highly rated schools. Lloyd Park and the William Morris Gallery's a 5 minute walk away where there's a popular farmers' market with street food at the weekend. Also nearby are loads of independent shops and Walthamstow street market, plus fantastic places to eat and drink including Yard Sale and The Bell. The Feel Good Centre is a 4 minute cycle away with gym classes and a terrific trampoline park. You're not far from the Wetlands. Transport's easy with Walthamstow Central and Blackhorse Road stations just over half a mile away.

# Bemsted Road, Walthamstow, London, E17

## DIMENSIONS

**Entrance**  
Via front door leading into:

**Entrance Hallway**  
Staircase leading to first floor. Access to reception room.  
Door to:

**Ground Floor WC**

**Reception Room**  
23'11 x 10'2  
Open to kitchen/diner.

**Dining Area**  
9'10 x 8'2  
Open to reception room. Doors to rear garden.

**Kitchen**  
16'9 x 6'7  
Open to dining area.

**First Floor Landing**  
Staircase leading to second floor. Door to all first floor rooms.

**Bedroom One**  
12'2 x 10'2

**Bedroom Two**  
11'10 x 10'2

**Bedroom Three**  
7'3 x 5'7

**First Floor Bathroom**  
9'9 x 6'10

**Second Floor Landing (Loft)**

**Bedroom Four**  
19'8 x 10'6  
Door to:

**Second Floor Shower Room**  
7'8 x 6'8

**Rear Garden (West-facing)**  
approx 35'  
Access to:

**Shed/Studio**  
13'1 x 5'11

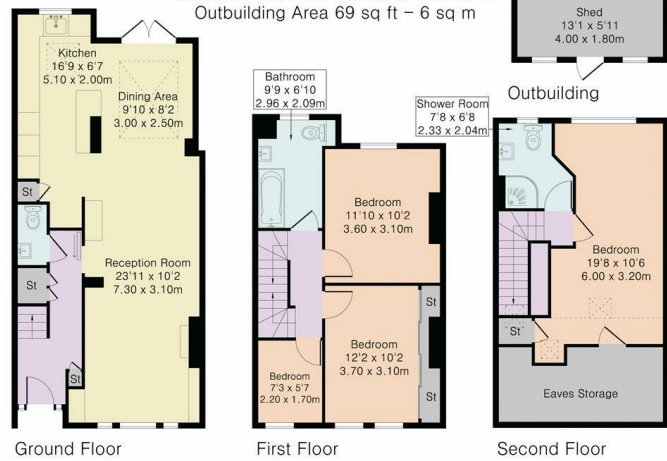
**Additional Information:**  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

**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

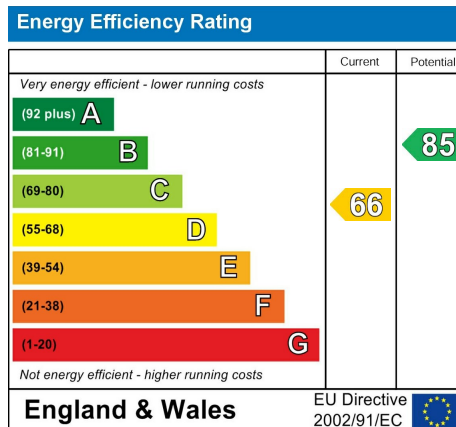
Approximate Gross Internal Area 1316 sq ft – 121 sq m  
Ground Floor Area 563 sq ft – 52 sq m  
First Floor Area 422 sq ft – 39 sq m  
Second Floor Area 262 sq ft – 24 sq m  
Outbuilding Area 69 sq ft – 6 sq m



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



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

