






Rectory Road, Walthamstow, London, E17

£1,300,000

Freehold

FOR SALE

 2  1  4

- 4 Bedroom Edwardian terraced house
- 2 Reception rooms
- Gas central heating
- Kitchen-diner & cellar
- Walthamstow Central tube station: 0.4 mile
- Short walk to Walthamstow Village
- Lloyd Park nearby
- Council tax band: E & EPC rating: D (62)
- West facing rear garden: approx 60ft
- Internal: 1573 sq ft (146.1 sq m)

A family home brimming with character and original features in a leafy location between the Lloyd Park neighbourhood and Walthamstow village.

Stepping through the original stained glass door into the grand Edwardian hallway presents a clear line of sight all the way to the garden; it's a large and impressive home to walk into.

The 2 reception rooms on the ground floor can be opened or divided creating a highly workable family space, with original fireplace and plenty of natural light.

The kitchen-diner with contemporary powder blue cabinets is roomy and gives you comfortable separation for dining away from the cooking area, while being very much a unified space, and perfect for entertaining with doors leading out to the large garden, where patio and lawned areas are framed by established trees and shrubs, and there's a handy garden WC too.

The bedrooms have as much character as the downstairs, with a modern 3 piece family bathroom. Other original features include beautiful cornice work, floorboards which run throughout the home, and a cellar that's brilliant for storage.

Located on the old Rectory Manor Estate, Rectory Road is a fantastic neighbourhood with a strong community, and closed off at one end keeping traffic low. You're within walking distance of a variety of highly rated schools, Lloyd Park and gardens, independent shops, buzzing restaurants, bakeries and pubs including The Castle. And your nearest station is a 10 minute walk, Walthamstow Central for Victoria line and Overground services.

It's a culturally rich area too with great local markets, cinema, theatre, sports grounds, pop up events and lots to explore including nearby Epping Forest. And just a walk to the other side of Church Hill and you're in Walthamstow village.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor

Cellar

20'0" x 5'0"

Reception Room One

15'0" x 11'8"

Doors to:

Reception Room Two

12'5" x 11'8"

Doors to reception room one. Doors to rear garden.

Kitchen/Diner

24'0" x 12'0"

Door to rear garden.

First Floor Landing

Door to all rooms.

Bedroom One

17'6" x 15'0"

Bedroom Two

12'0" x 11'5"

Bedroom Three

12'4" x 12'0"

Bedroom Four

8'5" x 7'0"

First Floor Bathroom

8'5" x 7'0"

Rear garden (West-facing)

approx 80'

Door to:

External WC

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: E

Notice

All photographs are provided for guidance only.

Disclaimer:

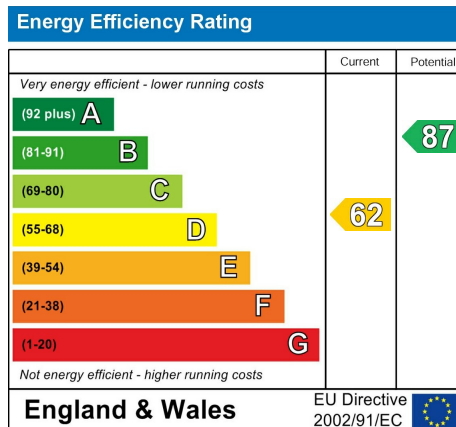
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FLOORPLAN



TOTAL FLOOR AREA: 1573 sq ft. (146.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective 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 floorplan 02024

EPC RATING



MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

