






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.

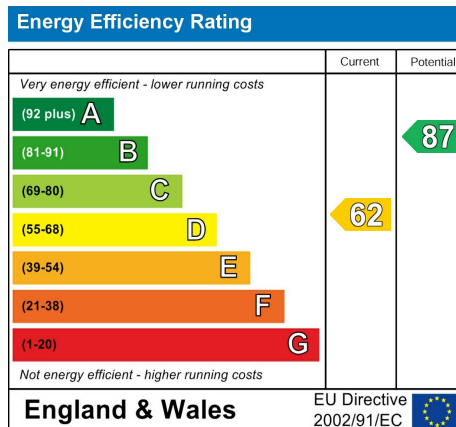
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FLOORPLAN



EPC RATING



MAP

