



Acacia Road, Walthamstow, London, E17

Offers In Excess Of £750,000

Freehold

FOR SALE

 2  2  3

- Victorian terraced house
- 3 Bedrooms
- 2 Reception rooms
- Loft conversion with ensuite
- Ensuite to master bedroom
- Double glazing & gas central heating
- EPC rating: D (66)
- Council tax band: C
- Rear garden: approx 35ft
- Internal: 1100 sq ft (102 sq m)

Family Victorian home set over 3 floors with landscaped garden, and within the catchment area of outstanding local schools and nurseries.

The through reception rooms create a dual aspect open plan space, with high ceilings and shuttered bay windows to the front. There're gently zoned areas for comfortable dining where's there's engineered parquet floors, and a softer lounge area for stretching out in the evenings, and dedicated storage makes it an easy space to keep organised.

The light and uplifting kitchen is spacious, with solid wood worktops, modern units and a butler sink. It leads out to the recently landscaped garden, lush with established shrubs and trees. There's also a patio dining area and being south west facing, the garden gets the sun all day long. Back inside, the downstairs family bathroom is fresh and contemporary and allows maximum bedroom space upstairs.

The 2 double bedrooms on the middle floor are large and well balanced. The loft room is a light and airy sanctuary with bespoke storage, ensuite with trendy industrial pipework and a juliet balcony to fling open on sunny mornings.

Acacia Road is a friendly local community where you're spoiled for choice when it comes to highly rated schools, also parks and playgrounds, with the convenience of local food shops and services; and yet it's only a short walk or cycle to natural green space at Walthamstow Wetlands and the canals. Walthamstow Leisure Centre is a 4 minute walk from home too; and you have interesting places to explore close to home like the Walthamstow Pumphouse Museum which has Supperclub.tube in the basement serving delicious tasting menus and world cuisine. Also Crate St James, buzzing with creative outlets, shops, restaurants, cafes, bars and entertainment is just a 12 minute walk from home. Transport is excellent with St James Street station a 10 minute walk away and Blackhorse Road a couple of minutes further for the speedy Victoria line. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to dining room.

Reception Room

11'6 x 10'6

Open to:

Dining Room

11'10 x 10'10

Open to reception room & kitchen.

Kitchen

14'1 x 10'6

Door top rear garden & bathroom.

Ground Floor Bathroom

10'5 x 5'6

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

13'1 x 9'10

Bedroom Two

11'10 x 9'2

Second Floor Landing (Loft)

Door to:

Bedroom Three

16'5 x 8'10

Door to:

En-Suite

6'7 x 4'8

Rear Garden

approx 35'

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).

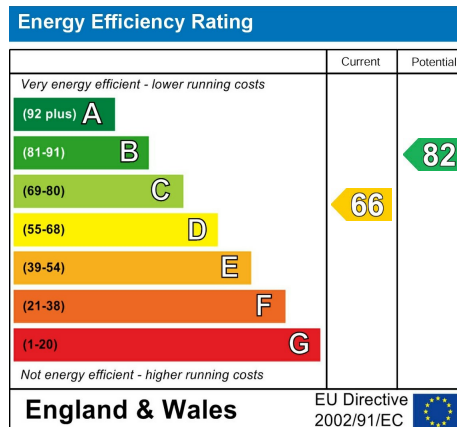
FLOORPLAN



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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