






## Grosvenor Park Road, Walthamstow, London, E17

Offers In Excess Of £1,150,000

**FOR SALE**

 2  2  4

Freehold

- 4 Bedroom double fronted semi-detached house
- 2 Reception rooms
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central Station: 0.4 mile
- Council tax band: E & EPC rating: D (64)
- Rear garden: approx 80'
- Garage
- Chain-free
- Internal: 1708 sq ft (159 sq m)

An utterly charming double fronted, semi-detached house on Grosvenor Park Road, one of the premier residential streets in the Village.

This delightful property has all the makings of a wonderful family home. It needs some TLC but this could be made into something truly amazing. The house itself stretches to just over 1500 square feet across two floors, but that's not all - there is a garage at the far end of the garden with direct access onto Stanhope Road. This would make a fantastic home office, particularly for someone who meets with clients on a regular basis.

Wander back to the house itself and you'll find all of the rooms are well proportioned, adding to the sense of space. Either side of the entrance hall are two reception rooms. There is also a spacious kitchen diner, utility room, shower room and bathroom on the ground floor, although in our view there are numerous different configurations that could be put in place. Upstairs there are four bedrooms, plus a WC.

Back out to the garden. This is another wonderful feature of this house. There is plenty of space here whatever your plans - exercising your green fingers, creating a play space for the kids, relaxing with a cool drink on a summer's evening...whatever you have in mind this garden offers the space to do it. And of course, don't forget that garage at the far end.

Location-wise this house is a winner too. As we said above Grosvenor Park Road is one of the best streets in the Village. It's a literal stone's throw from Orford Road, with its eclectic mix of independent shops, bars and eateries, and yet still only a hop, skip and a jump from Walthamstow Central station for when you need to get further afield.

This is a brilliant house. If you're looking to create a long term home for your family in a great part of E17, this could be the one. 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. Door to reception room one, reception room two, kitchen/diner, utility room and ground floor bathroom.

### Reception Room One

16'8 x 11'2

### Reception Room Two

11'2 x 11'0

### Kitchen/diner

18'7 x 11'2

Door to rear garden.

### Utility Room

9'11 x 6'4

Door to rear garden & shower room.

### Ground Floor Bathroom

8'1 x 6'10

### Shower Room

11'0 x 9'3

Door to:

### WC

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

15'3 x 12'6

### Bedroom Two

11'6 x 11'3

### Bedroom Three

9'7 x 9'1

### Bedroom Four

8'2 x 8'2

### First Floor WC

### Rear Garden

approx 80'

### Shed

7'10 x 5'3

### Garage

17'0 x 8'10

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: E

### 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 1708 sq ft – 159 sq m

Ground Floor Area 930 sq ft – 86 sq m

First Floor Area 587 sq ft – 55 sq m

Garage Area 150 sq ft – 14 sq m

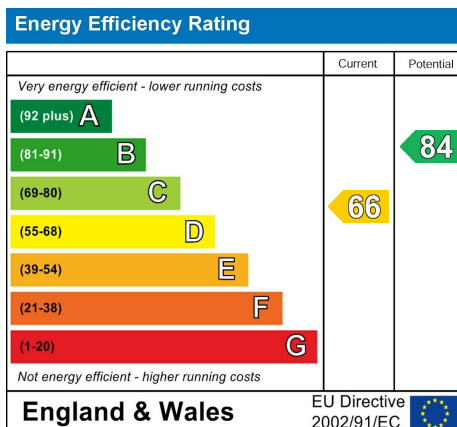
Outbuilding Area 41 sq ft – 4 sq m



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

