






Beulah Road, Walthamstow, London, E17

Offers In Excess Of £900,000

Freehold

FOR SALE

 1  1  3

- 3 Bedroom Victorian terraced house
- Lounge-diner
- Gas central heating
- Walthamstow Central tube station: 0.5 mile
- Walthamstow village location
- Council tax band: D
- EPC rating: D (56)
- Rear garden: approx 25ft
- Chain-free
- Internal: 973 sq ft (90 sq m)

Family home with original Victorian features on a peaceful road in the heart of Walthamstow village, one of the most sought after locations in east London.

The stylish open plan reception room feels light and airy with an area for dining or working, and a roomy lounge to the front with bay windows and a working fireplace.

The kitchen to the rear is large, with integrated appliances and plenty of storage and working space, and leads out to the pretty garden, which is lush with foliage, planters and a seating area. And it gets the morning light, so a lovely spot for coffee first thing.

Upstairs are the 3 double bedrooms, all really good spaces and the family bathroom. There's also the potential for further development, STPP.

The property's chain-free, and in an excellent neighbourhood.

Step outside and you're in a peaceful, leafy, part-pedestrianised area of Walthamstow village, rich in history and culture, and buzzing with a variety of exciting and award winning bars, gastro pubs, craft breweries, restaurants, independent shops and bakeries: favourites are Huck's, The Castle, Froth & Rind, Village Bakery, Eat 17, The Queen's Head and The Wildcard Brewery. You're within a strong catchment area for highly rated schools of which there're many within walking distance of home. The magic of the area is that in addition to enjoying the bustle of village life, with just a 5 minute cycle you can be in the natural green spaces of Epping Forest and Hollow Pond with endless walks and cycles to enjoy as well as the boating lake.

There's an excellent local bus service, good cycle lanes and it's just a 10 minute walk to your local station which is Walthamstow Central station for Victoria line and Overground services, and from where you can get straight into central London within about 20 minutes. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Doors To:

Lounge/Diner

23'11 x 11'3

Kitchen

18'0 x 8'10

Access to rear garden.

First Floor Landing

Doors To All Rooms.

Bedroom One

14'8 x 13'1

Bedroom Two

10'5 x 9'5

Bedroom Three

9'2 x 8'11

First Floor Bathroom

8'6 x 5'3

Rear Garden

approx 25'

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

Notice:

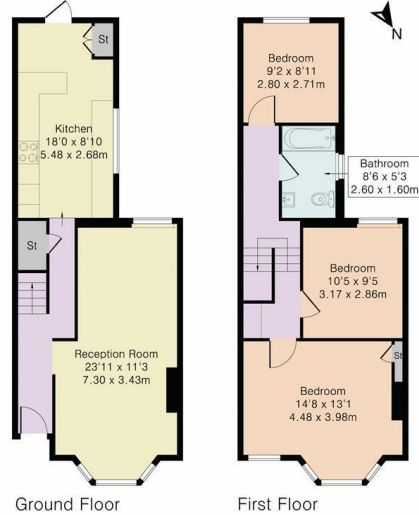
All photographs are provided for guidance only.

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

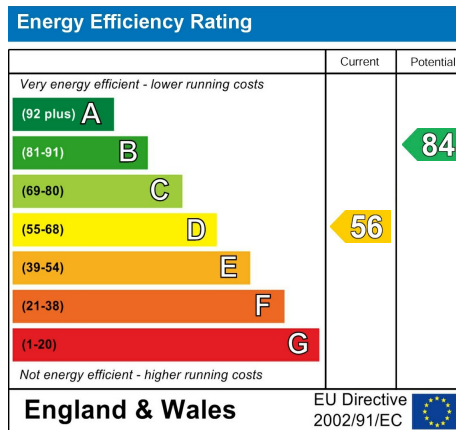
Approximate Gross Internal Area 973 sq ft – 90 sq m
Ground Floor Area 483 sq ft – 45 sq m
First Floor Area 490 sq ft – 45 sq m



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



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