



## Hurst Road, Walthamstow, London, E17

£950,000

Freehold

**FOR SALE**

 1  3  3

- 3 Bedroom terraced house
- Loft conversion
- 3 Bathrooms
- Kitchen/diner & Ground floor WC
- Gas central heating
- Walthamstow Central Station: 0.5 mile
- EPC rating: C (80)
- Council tax band: D
- Rear Garden: approx 50ft
- Internal: 1239 sq ft (115.1 sq m)

A spacious, light filled, contemporary family home, beautifully renovated and ready to move into and enjoy.

A distinctive property from the roadside, and inside the first reception room is a bay fronted, cosy lounge with shuttered windows with original stained glass. A lovely room in which to relax. The rest of the ground floor is an amazing kitchen-diner with bi-folding doors that open up to a lush east-facing landscaped garden, perfect for summer entertaining.

The kitchen-diner is a large space with room to dine both at the table and breakfast bar, with an open cooking area and loads of natural light from the modern skylights. It's even roomy enough for a grand piano. There's also a handy downstairs WC and plenty of storage space.

The extension and renovation work throughout the home is tastefully done and finished to a very high standard.

Upstairs on the first floor are 3 double bedrooms and a fresh 3 piece family bathroom. The loft conversion on the second floor is a large double bedroom with skylights and ensuite.

This is a great place to live with lots going on for families, a friendly neighbourhood community with a supportive Whatsapp group, and the convenience of local organic food shops round the corner. There're schools nearby and over Church Hill lies Walthamstow village, a cultural hub and foodie paradise. Great local spots to eat include Buhler and Co and gastro pub The Bell, but so so many to explore close to home. Excellent transport links here too with easy local bus routes, good cycle lanes and only a 10 minute walk to Walthamstow Central station along leafy tree lined streets for Overground and underground services. Lloyd Park is a short walk away with beautiful gardens, a playground and a great food and drink market and interesting pop-ups on Saturdays. There's also a wealth of natural spaces to explore in east London including the Marshes, Hollow Pond and Epping Forest.

Everything is here. Shall we take a look?

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## DIMENSIONS

**Entrance**  
Via front door leading to:  
**Entrance Hallway**  
Staircase leading to first floor. Door to Reception Room, Kitchen/Diner and Ground Floor WC.

### Ground Floor WC

**Reception Room**  
14'2 x 9'3

**Kitchen/Diner**  
24'8 x 14'10

Sliding patio door leading to rear garden. Door to:

### Utility

### First Floor Landing

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

### Bedroom One

15'6 x 11'8

Door To:

### En-Suite

6'5 x 3'9

### Bedroom Two

10'2 x 8'8

### First Floor Bathroom

7'0 x 5'5

### Second Floor Landing (Loft)

Door To:

### Bedroom Three

18'8 x 10'6

Door To:

### Second Floor Bathroom

5'5 x 4'9

### Rear Garden

approx 50'

### Additional Information:

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

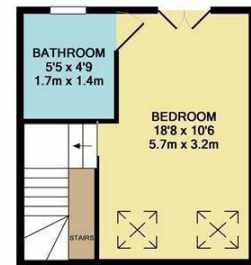
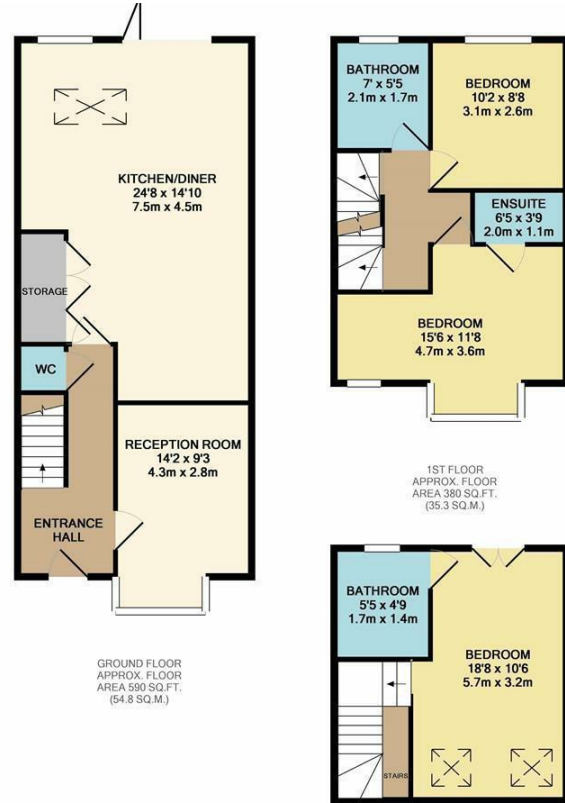
### Notice:

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



TOTAL APPROX. FLOOR AREA 1239 SQ.FT. (115.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.  
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## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## MAP



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