



Cromwell Road, Walthamstow, London, E17

Offers In Excess Of £850,000

FOR SALE

 1  2  4

Freehold

- 4 Bedroom Victorian terraced house
- Kitchen/diner
- Loft conversion with ensuite
- Double glazing & gas central heating
- Walthamstow village location
- Walthamstow Central station: 0.8 mile
- Wood Street station: 0.7 mile
- Council tax band: C
- Well maintained rear garden
- Internal: 1108 sq ft (103 sq m)

Attractive Victorian terraced home in Walthamstow village with a tidy low maintenance garden and 4 bedrooms.

This family home has way more space than you might expect with a through, dual aspect reception room leading onto a sleek kitchen-diner, the fully integrated kitchen is filled with natural light from overhead, and with a sliding door that leads out to the well maintained rear garden, perfect for summer entertaining. Wood panelling and Victorian features give the home character such as the bay window in the lounge area, and the original restored floorboards and skirtings which continue throughout the home.

Upstairs there's a large family bathroom with separate shower, and 2 double bedrooms. Up again and the loft conversion features another large bedroom with skylight, eaves storage and ensuite, also bedroom number 4, which has exposed brick detail and a lovely view.

Despite living in the buzz and culture of Walthamstow village, Cromwell Road is a quiet location, with the natural retreats of Epping Forest and Hollow Ponds just half a mile away. There's a wide variety of highly rated schools within walking distance and being in the village you have everything you might need on the doorstep including independent local shops, brilliant cafes, bakeries, restaurants and pubs. Favourites to explore are the local Wildcard Brewery at the Ravenswood Estate, The Castle, Eat17, Queen's Arms and many more, with historical spots like the Vestry House Museum, all nearby.

Transport's excellent too with a 15 minute walk or 5 minute cycle to Walthamstow Central station for tube and Overground services that can have you in town within 20 minutes (and plenty of seats). Ready to take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to:

Reception Room

21'5 x 10'0

Door to:

Kitchen/diner

17'6 x 8'4

Fully integrated kitchen.

First Floor Landing

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

Bedroom One

13'5 x 10'8

Bedroom Two

10'6 x 8'1

First Floor Bathroom

8'10 x 8'0

Second Floor Landing (Loft)

Door to bedroom three & bedroom four.

Bedroom Three

17'3" x 10'6

Door to:

En-Suite

7'6 x 2'7

Bedroom Four

9'2 x 7'0

Rear Garden

Additional Information:

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

Notice:

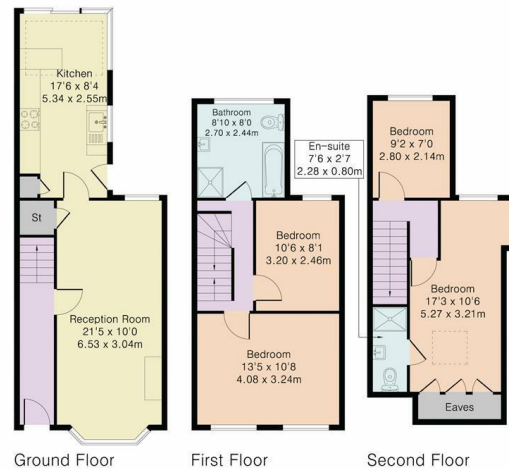
All photographs are provided for guidance only.

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

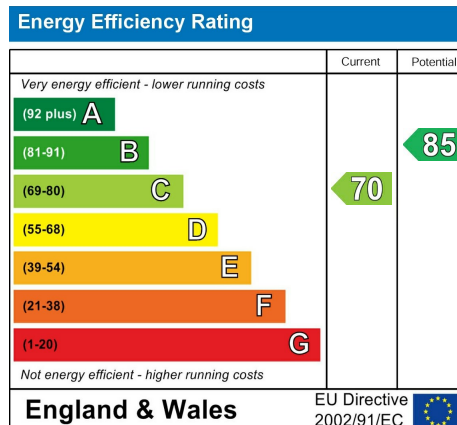
Approximate Gross Internal Area 1108 sq ft – 103 sq m
Ground Floor Area 444 sq ft – 41 sq m
First Floor Area 362 sq ft – 34 sq m
Second Floor Area 302 sq ft – 28 sq m



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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