



Livingstone Road, Walthamstow, London, E17

Offers In Excess Of £850,000

Freehold

FOR SALE

 2  2  4

- 5/4 Bedroom Victorian terraced house
- 2 Reception rooms
- Kitchen/diner & ground floor WC
- Double glazing & gas central heating
- Walthamstow Central station: 0.7 mile
- Walthamstow village closeby
- EPC rating: C (69)
- Council tax band: C
- Rear garden: approx 30ft
- Internal: 1437 sq ft (134 sq m)

A Victorian home designed for family living and entertaining close to everything the cultural hub of Walthamstow village has to offer.

The property has a great open layout with lots of character and energy, there's also plenty of space. The kitchen diner is full of natural light with additional skylights above the cooking area. And the dining space looks out onto a charming garden with established trees and shrubs, and which is south east facing so gets the sun most of the day. There's also a handy downstairs WC. And the separate lounge provides a quiet space for relaxing at the front of the property.

Upstairs the bedrooms are all good size and unique to themselves, with good storage space, and the converted loft is well designed and full of natural light.

The street is a quiet neighbourhood with a friendly vibe and very little through traffic.

All the essentials are close to home including Hucks for delicious coffee. You're in the catchment for some excellent & outstanding schools: Henry Maynard, St Marys and Barclays. And having Wingfield Park nearby and plenty of sports facilities are further bonuses. Hoe street has a variety of local shops, cafes and a market and your local is the Castle a lovely pub and family friendly. Walthamstow village is only a 5 minute walk away with great independent shops, wonderful restaurants, delicious bakeries and local breweries. And when you want to get into nature you're just a 7 minute cycle away from open, natural green space at Hollow Ponds.

There's excellent local transport with Walthamstow Central station a 10 minute walk away for the Victoria Line tube and Overground trains.

A large, Victorian family home in a fine neighbourhood and close to the village. Shall we take a look?

Livingstone Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to reception room & kitchen/diner.

Ground Floor WC

Reception Room

24'4 x 11'9

Lounge/Kitchen/Diner

19'9 x 15'1

Doors leading to rear garden. Door to ground floor wc.

First Floor Landing

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

Bedroom One

15'2 x 12'10

Bedroom Two

11'2 x 9'9

Bedroom Three

9'6 x 9'5

First Floor Bathroom

9'10 x 6'1

Second Floor Landing (Loft)

Doors to:

Bedroom Four

13'4 x 6'10

Bedroom Five

8'8 x 8'1

Rear Garden

approx 30'

Additional Information:

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

Notice:

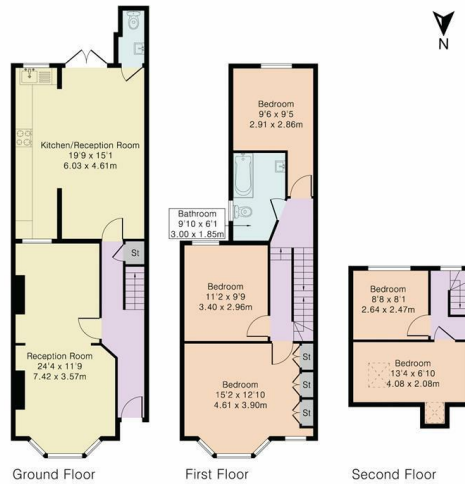
All photographs are provided for guidance only.

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

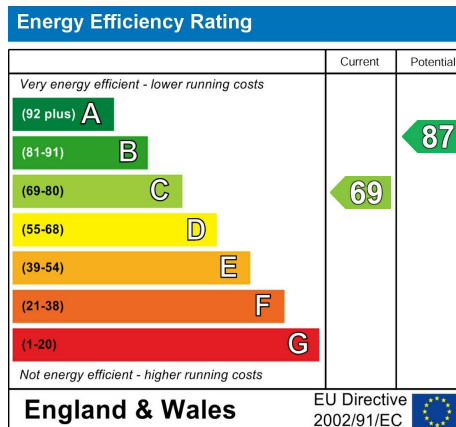
Approximate Gross Internal Area 1437 sq ft – 134 sq m
Ground Floor Area 677 sq ft – 63 sq m
First Floor Area 545 sq ft – 51 sq m
Second Floor Area 215 sq ft – 20 sq m



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

