






Copeland Road, Walthamstow, London, E17

Offers In Excess Of £875,000

Freehold

FOR SALE

 2  1  3

- 3 Bedroom Victorian end of terrace house
- 2 Reception rooms
- Kitchen-diner, ground floor WC & cellar
- Double glazing & gas central heating
- Walthamstow Central Victoria line station: 0.7 mile walk
- Close to Walthamstow village
- EPC rating: C (77)
- Council tax band: D
- Rear garden: approx 70ft
- Internal: 1392 sq ft (129 sq m)

Family home near Walthamstow village with large comfortable rooms, front and rear gardens and some hidden extras.

A home roomy enough for family and friends to gather with ease, but with the space for everyone to branch out and do their own thing. The first reception room is a lovely traditional space at the front and features a bay window and high ceilings.

The second reception is also a good size and has patio doors leading out to a garden that gets the sun all afternoon, filling the space with summer light.

The kitchen-diner is spacious and bright with ample room for dining, and has doors leading out to the side return and a large garden with fruit trees and an almond tree, plus 2 garden sheds, one made secure for keeping bikes.

Some of the other extras include having side access to the garden, the addition of a front garden (filled with roses), a cellar for extra storage and a ground floor WC.

Upstairs, the bedrooms are comfortable, spacious and have character, the master bedroom features a fireplace. There's also a 3 piece family bathroom.

The area's a quiet no-through road in a family neighbourhood with the convenience of a GP surgery at the end of the road. Orford Road and Walthamstow village are a short walk away, buzzing with independent shops, great local pubs, delicious restaurants, bakeries and cafes. Also within walking distance is a range of highly rated schools, beautiful parks and easy access to transport including tube and Overground services from Walthamstow central station, a 10 minute walk away, there're also easy bus services, and if you cycle the bike lane at the bottom of the road leads you all the way to Hackney. It's a culturally rich area too with the Vestry House Museum, local markets, historical buildings and Lloyd Park and William Morris Gallery a 20 minute walk away. It's also a 10 minute cycle to acres of natural green space at Hollow Pond. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Enclosed Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to all ground floor rooms & cellar.

Cellar

237 x 5'9

Ground Floor WC

Reception Room One

14'1 x 13'4

Reception Room Two

11'10 x 11'0

Doors to rear garden.

Kitchen/diner

16'1 x 12'5

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

17'1 x 11'10

Bedroom Two

13'1 x 10'8

Bedroom Three

11'10 x 11'2

First Floor Bathroom

6'6 x 6'5

Rear Garden

approx 70'

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 1392 sq ft – 129 sq m
Basement Level Area 132 sq ft – 12 sq m
Ground Floor Area 635 sq ft – 59 sq m
First Floor Area 625 sq ft – 58 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

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

MAP



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