



Copeland Road, Walthamstow, London, E17

Offers In Excess Of £1,300,000

Freehold

FOR SALE

 1  2  4

- 4 Bedroom Edwardian end of terraced house & workshops/studios
- Kitchen/diner & loft conversion
- Utility room & ground floor wc
- Double glazing & gas central heating
- Walthamstow Village nearby
- Walthamstow Central tube station: 0.7 mile
- Council tax band: D (Residential dwelling)
- Rear garden: approx 85ft plus garden room
- Internal (House): 1713 sq ft (159.2 sq m)
- Internal (Workshops & Studios): 1751 sq ft (162.7 sq m)

A fantastic Edwardian family home with a unique studio and workshop space, bordering Walthamstow Village.

Stepping into the home, you'll find an open-plan through lounge with a modern twist that is filled with light. This leads to an open-plan kitchen which boasts an architectural finish. A utility room and downstairs WC are tucked behind the kitchen. The kitchen is a great entertaining family space, with doors leading out to the large garden. Also on the ground floor is the entrance to the half-width cellar. The garden features a patio and mature planting, complemented by a garden room, establishing the foundation of this fantastic outdoor space.

On the first floor, there are three double bedrooms, two of which have bay windows. All the rooms are spacious and bright. The bathroom features a sleek and minimalist design with built-in cabinetry.

Heading up to the loft room, you are greeted by an abundance of light pouring in from the skylight. The spacious bedroom features an ensuite shower and French doors that open to a view of the tree-filled skyline.

To the very rear of the home, there is a 1751 Sq ft studio and workshop space, which can be used for any of your needs.

Located on border of the Village, Copeland Road is a fantastic neighbourhood with a strong community. The road is closed off at one end, keeping traffic low. Living here you are within walking distance of a variety of highly rated schools, Hollow Ponds and Epping Forest. There are also independent shops on Grove Road and an abundance of buzzing restaurants and pubs on Orford Road. Your nearest station, Walthamstow Central, is a 10-minute walk away, and provides Victoria Line and Overground services.

This really is a one-of-a-kind turn-key property, boasting sleek architecture and an abundance of light, with the bonus of a workshop studio space and side access.

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DIMENSIONS

- Entrance**
Via front door leading
- Entrance Hallway**
Staircase leading to first floor. Door to:
- Reception Room**
26'0 x 12'8
Door to:
- Kitchen/Diner**
17'0 x 16'0
Door to reception room. Doors to rear garden. Door to:
- Utility Room**
8'3 x 7'1
Doors to rear garden. Door to:
- WC**
5'3 x 3'0
- First Floor Landing**
Staircase leading to second floor. Door to all first floor rooms.
- Bedroom One**
15'6 x 14'5
- Bedroom Two**
11'4 x 10'0
- Bedroom Three**
14'7 x 9'0
- First Floor Bathroom**
6'2 x 5'8

- Second Floor Landing (Loft)**
Door to:
- Bedroom Four**
18'4 x 11'8
Door to:
- Ensuite**
9'4 x 6'0
- Rear Garden**
approx 85'
Access to:
- Garden Room**
14'7 x 12'5

- GROUND FLOOR WORKSHOPS**
Via double doors leading into:
- Workshop One**
35'1 x 17'2
Staircase leading to first floor (Studio one) via trap door.
- Workshop Two**
26'5 x 13'1
Via doors leading into:

- Dark Room**
10'6 x 9'2
- Shower Room**
7'5 x 7'0

- FIRST FLOOR STUDIOS**
Accessed via external staircase leading directly into studio two or via internal trap door from ground floor workshop staircase leading directly into studio one.
- Studio One**
23'1 x 17'0
Door to:
- Studio Two**
17'0 x 15'9
Door to studio one.

Additional Information:
Local Authority: London Borough Of Waltham Forest
Council tax band (Residential Only): D
Residential EPC rating: D (64)
Commercial EPC rating: E (122)

Notice:
All photographs are provided for guidance only.

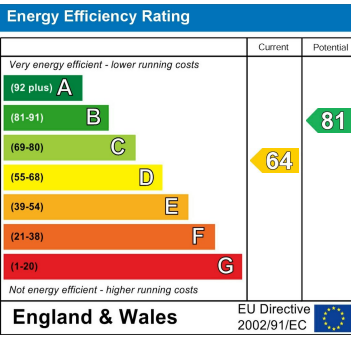
Disclaimer:
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or efficiency over time.
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EPC RATING



MAP

