



## Pentire Road, Walthamstow, London, E17

Offers In Excess Of £575,000

Freehold

**FOR SALE**

 1  2  4

- 4 Bedroom period terraced house
- Kitchen/diner
- Double glazing
- Gas central heating
- Highams Park Overground station: 0.7 mile
- Council tax band: D
- EPC rating: D (65)
- Rear garden: approx 50ft
- Chain-free
- Internal: 1137 sq ft (105.7 sq m)

A smartly presented, four bedroom mid-terrace house on Pentire Road.

Located equidistant between Highams Park and Wood Street stations, it sits on the very edge of the green open spaces of Epping Forest - perfect for exploring with family and canine companions alike.

Set across three floors, there is ample room here for all the family. The ground floor has an open plan feel, with the lounge interconnected to the kitchen diner via an archway. The latter room has fitted units at one end and room to dine at the other, as well as offering views of (and access to) the garden.

The bedrooms are set across the two upper floors. On the first floor there are two doubles and a single, as well as the family bathroom, whilst the loft extension houses the final bedroom, complete with en suite shower room.

Outside there is a raised deck area immediately adjacent to the house, plus lawn and border planting, as well as a rather fab brick built BBQ.

This is a proper family home, offering something for everyone, young and old. All it needs is it's next family to call it home. Is that you...?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Doors To:

### Reception Room

11'0 x 11'0  
Double doors leading into:

### Kitchen/Diner

16'1 x 11'0  
Access To Rear Garden.

### First Floor Landing

Staircase leading to second floor/loft conversion.  
Doors To:

### Bedroom One

16'1 x 10'0

### Bedroom Two

11'0 x 11'0

### Bedroom Three

7'1 x 5'11

### First Floor Bathroom

7'1 x 5'1

### Second Floor Landing (Loft)

Door To:

### Bedroom Four

16'1 x 10'10

Door To:

### Ensuite

5'11 x 5'1

### Rear Garden

approx 50'

### Additional Information:

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

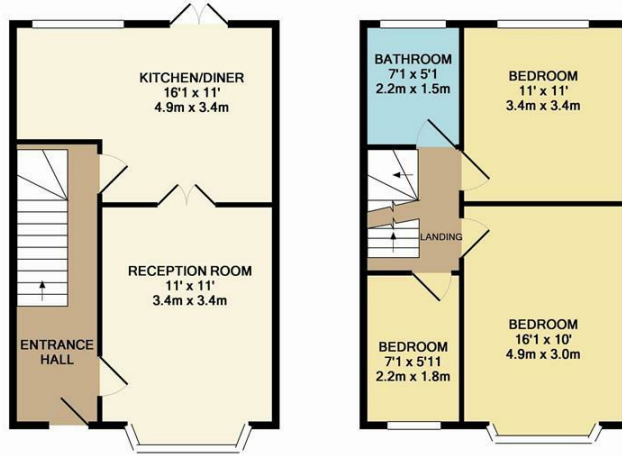
### Notice:

All photographs are provided for guidance only.

### Disclaimer:

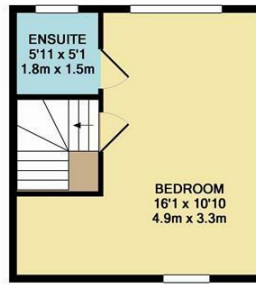
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## FLOORPLAN



GROUND FLOOR

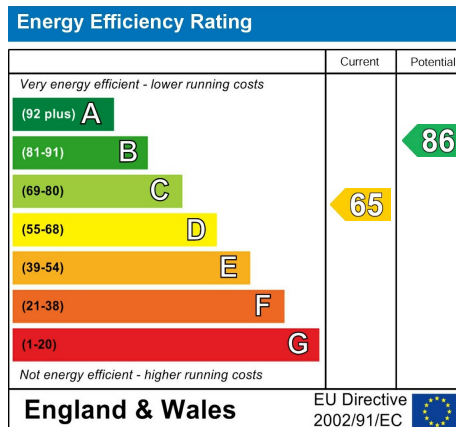
1ST FLOOR



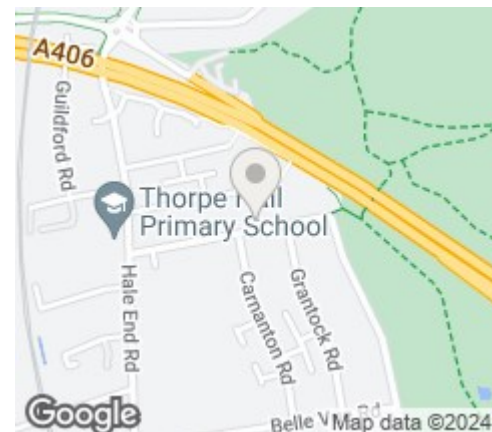
2ND FLOOR

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



## MAP



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

