




Milton Road, Walthamstow, London, E17

Offers In Excess Of £900,000

Freehold

FOR SALE

 2  2  3

- Extended Victorian terraced house
- 3 Bedrooms
- 2 Reception rooms
- Kitchen-diner & loft conversion
- Within walking distance of Walthamstow village
- Walthamstow Central tube station 0.3 mile
- Council tax band: C
- EPC rating: D (62)
- Rear garden
- Internal: 1320 sq ft (123 sq m)

A classic family home full of character and charm and thoughtfully updated for contemporary family living. Easy access to all that Walthamstow has to offer, including the village, High Street, station and parks.

A home where the decor is as uplifting as the high Victorian ceilings. The living room and central reception room feature original floorboards and can be either an open space, or split and made cosy with sliding doors, giving you options on how you use the space.

The extended kitchen-diner is a grand area. Light, airy, and a generous space for people to eat, gather and relax. Bi-folding doors lead out to a rear garden that gets the sun all day through to sunset, making it a great extendable space for entertaining.

The 2 bedrooms on the first floor are roomy doubles, and joined by a luxury family bathroom. Up on the third floor there's a lovely large double bedroom filled with natural light and plenty of storage space; along with a contemporary ensuite with walk-in shower.

The location is a vibrant community known as Poets' Corner, a short stroll from Walthamstow village, with friendly neighbours and good local community groups for families. Everything you need is within walking distance including local shops and a variety of highly rated schools, and nurseries. The village is full of independent eateries, bars and cafes, whilst at the bottom of the road, Hoe Street is buzzing with great local bakeries, pubs and all convenient amenities.

You're close to Lloyd Park and the famous William Morris Gallery, and at the weekends there's a farmers' market in the park with fantastic pop up street food and family events. There's excellent local transport with easy bus routes, and Walthamstow Central station with both Victoria line and overground access less than half a mile away.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open to reception room two.

Reception Room One

13'7 x 10'7

Bi-folding doors leading into:

Reception Room Two

12'5 x 8'2

Bi-folding doors leading into reception room one.

Kitchen/diner

18'7 x 13'2

Sliding patio doors leading into rear garden.

First Floor Landing

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

Bedroom One

14'0 x 11'2

Bedroom Two

11'5 x 8'10

First Floor Bathroom

11'5 x 8'5

Second Floor Landing (Loft)

Door to:

Bedroom Three

16'8 x 10'4

Door to:

En-Suite

8'0 x 5'7

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

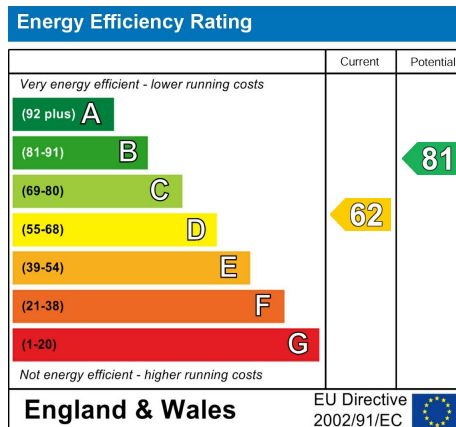
Approximate Gross Internal Area 1320 sq ft – 123 sq m
Ground Floor Area 611 sq ft – 57 sq m
First Floor Area 428 sq ft – 40 sq m
Second Floor Area 281 sq ft – 26 sq m



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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