






Grove Road., Walthamstow, London, E17

Offers In Excess Of £1,450,000

Freehold

FOR SALE

 1  2  4

- Linked semi-detached Victorian house
- 4 Bedrooms
- Kitchen-diner
- Loft conversion
- Gas central heating
- Walthamstow village location
- Walthamstow Central Tube station: 0.7 mile
- Council tax band: D
- South-facing rear garden: approx 50ft with office/studio
- Internal: 2145 sq ft (199.3 sq m)

There's kerb appeal. And there's the home that has the look of being someone's favourite house to walk past. If that's you, then you should know that the inside of this property in no way disappoints. In fact it's mind-blowing.

Unexpectedly, the open, high spec fully integrated kitchen-diner is at the front of the home. Drench painted, with large windows at each end, and a door that opens out to a garden atrium. The space feels roomy and textural with heritage features giving warmth and contrast to the ultra modern feel. And like all areas of the home, the garden seems to be with you at every step. The room to the rear is also a surprise. Bright, minimal and comfy. Designed for major relaxing, cosied up by a bold log burner for the winter; and once the door opens up, a garden room for Summer entertaining. The large, private garden is natural and lush with established trees and shrubs. It features a garden studio and is south-facing so gets the sun all day.

The 3 double bedrooms on the first floor are designed for fun and comfort, with a truly uplifting bathroom that screams I WAS IN HERE FIRST! Away from it all, the loft room is a calm and beautifully designed bedroom retreat, which like the rest of the home has a garden aspect and a bathroom that delivers yet another wow moment.

Grove is a quiet, friendly road in the conservation zone of Walthamstow village, a cultural hub brimming with historic architecture, stories, great pubs, independent shops and is a foodie's haven. There's a rich community spirit here and lots of highly rated schools within walking distance, plus acres of natural green space at Hollow Pond, just a 6 minute cycle away. Plenty of local sports facilities, family events, cinema, theatre and nearby Orford Road for more lovely restaurants and bars.

There's also excellent local transport with Walthamstow Central station less than a 10 minute walk away. A weak at the knees property, buzzing with bold design and joy. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen/diner, WC & cloak room.

Ground Floor WC

Cloak Room

Reception Room

23'8" x 12'8"

Door to rear garden. Door to garden atrium.

Kitchen/diner

27'9" x 14'8"

Door to:

First Floor Landing

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

Bedroom One

13'0" x 12'4"

Bedroom Two

13'0" x 12'0"

Bedroom Three

12'0" x 10'0"

First Floor Bathroom

8'8" x 6'2"

Utility Cupboard

5'9" x 3'10"

Second Floor Landing (Loft)

Door to:

Bedroom Four

18'4" x 12'8"

Open to:

Bathroom

18'4" x 6'6"

Rear Garden (South-facing)

approx 50'

Door to:

Office/Studio

13'8" x 13'3"

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC rating: D (68)

Notice:

All photographs are provided for guidance only.

Disclaimer:

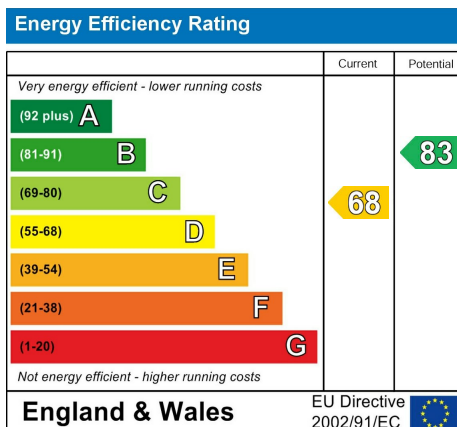
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FLOORPLAN



TOTAL FLOOR AREA: 2145 sq ft (199.3 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 disabled people only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with floorplan creator

EPC RATING



MAP



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