






Livingstone Road, Walthamstow, London, E17

Offers In Excess Of £575,000

Freehold

FOR SALE

 1  1  3

- 3 Double bedroom Victorian terraced house
- Through lounge
- Ground floor bathroom
- Close to Walthamstow Village
- Walthamstow Central tube station: 0.5 mile
- Potential for loft conversion (STPP)
- EPC rating: D (65)
- Council tax band: C
- Rear garden: approx 35ft
- Internal: 1015 sq ft (94 sq m)

A spacious three bedroom family home on Livingstone Road.

Located close to Bakers Arms, it's brilliantly positioned for the daily commute, whether that's via tube or train from Walthamstow Central station, or by bus along Lea Bridge Road to Hackney and the City beyond. Being situated on the border where E17 meets E10 also means it's the ideal base to explore both of these fantastic postcodes, be that dinner and drinks in Walthamstow Village, or a pint in the Coach and Horses on Leyton High Road before cheering on the Os. It's all there within easy reach!

The property itself is a mid-terrace family home with lots of space and potential. There are well proportioned rooms throughout, with scope to extend (subject to the usual permissions and consents). On the ground floor there is a dual aspect through reception room, easily able to accommodate both relaxing and dining areas. Further back sits the galley style kitchen, with the family bathroom at the far end. Upstairs there are three solid double bedrooms, with the largest stretching across the whole width at the front.

Outside there is a private garden to the rear.

This property offers the opportunity for someone to put their own stamp on a house - it just needs a bit of imagination and a fair amount of perspiration! If that's the type of property you are looking for, why not give us a call - we'd love to show you around...

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to through lounge & kitchen

Reception Room

23'3 x 11'5

Kitchen

13'7 x 9'8

Door to bathroom & rear garden.

Ground Floor Bathroom

9'8 x 5'10

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'11 x 10'9

Bedroom Two

11'9 x 9'9

Bedroom Three

11'3 x 9'5

Rear Garden

approx 35'

Additional Information:

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: C

Notice:

All photographs are provided for guidance only.

Disclaimer:

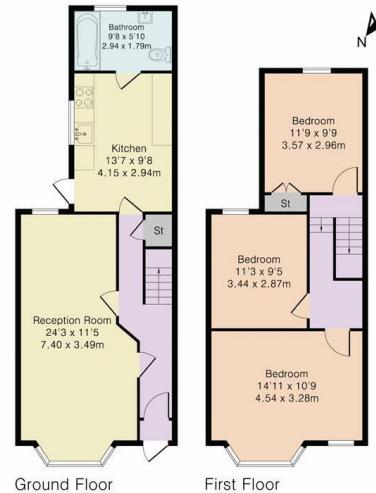
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 1015 sq ft – 94 sq m

Ground Floor Area 537 sq ft – 50 sq m

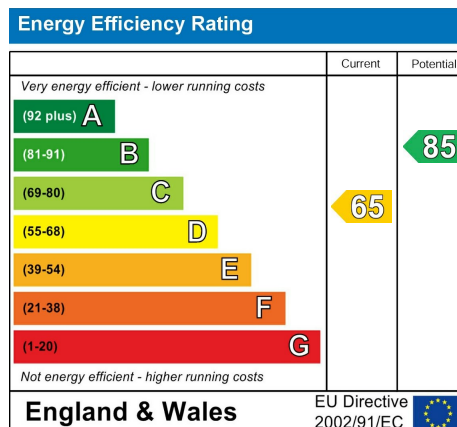
First Floor Area 478 sq ft – 44 sq m



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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