




Bromley Road, Walthamstow, London, E17

Guide Price £749,995

FOR SALE

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Freehold

- 3 Bedroom terraced house
- Double glazing & gas central heating
- Kitchen/diner
- Close to Lloyd Park
- Walthamstow Central Tube station: 0.7 mile
- EPC rating: C (73)
- Council tax band: D
- Rear garden with external studio/office
- Chain-free
- Internal: 1120 sq ft (103 sq m)

This three-bedroom terraced house offers a blank canvas to create your dream home. With double glazing, gas central heating, and a spacious kitchen/diner, it's the perfect blend of comfort and potential.

Outside, you'll find a rear garden with an external studio/office, offering additional space for work or leisure. The area is well-connected, with Bell Corner, a vibrant hub of shops, cafes, and restaurants, just a short walk away. Enjoy the convenience of nearby bus routes, supermarkets, and the renowned gastropub, The Bell.

Located close to the beautiful Lloyd Park, you'll enjoy easy access to green spaces and recreational activities. Walthamstow Central Tube station, just 0.7 miles away, provides excellent transport links to London Liverpool Street in under 15 minutes, making it ideal for commuters and families.

With its exceptional school catchment area, including Winns, Greenleaf, and Hillyfield Primary schools, this property is perfect for families. The area also offers excellent transport options for cyclists, with bike shelters and easy access to Walthamstow Central station. Drivers will appreciate the convenience of residents parking and quick access to the North Circular.

A chain-free home in a fantastic area, 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 & ground floor wc.

Ground Floor WC

5'3 x 2'11

Reception Room

13'9 x 11'5

Kitchen/diner

21'8 x 17'2

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

11'9 x 10'10

Bedroom Two

11'5 x 10'10

Bedroom Three

8'6 x 5'11

First Floor Bathroom

6'1 x 5'11

Rear Garden

Studio/office

16'6 x 8'0

Additional Information:

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: D

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).

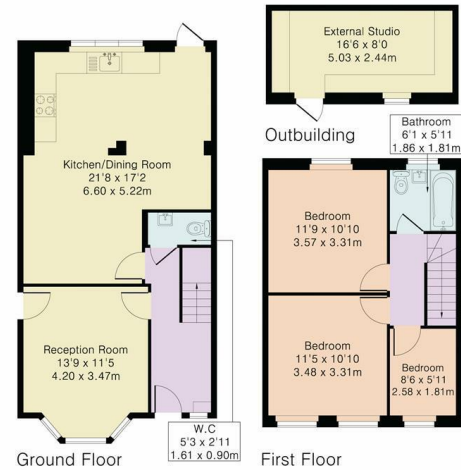
FLOORPLAN

Approximate Gross Internal Area 1120 sq ft - 103 sq m

Ground Floor Area 586 sq ft - 54 sq m

First Floor Area 402 sq ft - 37 sq m

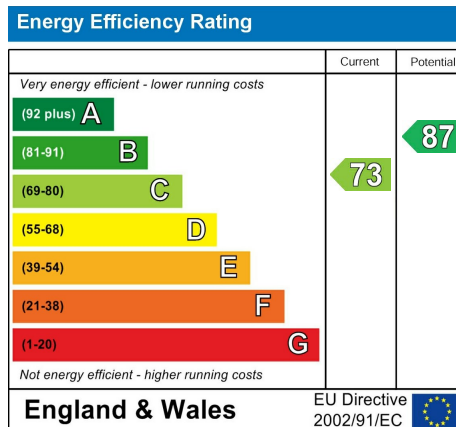
Outbuilding Area 132 sq ft - 12 sq m



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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