



# Longfellow Road, Walthamstow, London, E17

## Offers In Excess Of £675,000

**FOR SALE**

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Freehold

- 3 Bedroom semi-detached house
- Kitchen/diner
- Gas central heating
- St James Street Overground station: 0.7 mile
- Walthamstow Central Tube station: 0.8 mile
- EPC rating: D (59)
- Council tax band: C
- Attached garage & off street parking
- Rear garden: approx 35ft
- Internal: 1134 sq ft (105 sq m)

This conveniently-located, three-bedroom semi-detached house, presents a comfortable family home with a bright and airy interior, in addition to ample outdoor space.

The ground floor features a spacious through reception, dining room-kitchen, providing a versatile space for entertaining and relaxation. French doors lead directly to the rear garden, offering a private outdoor space for gardening, complete with a shed for additional storage. The renovated fireplace features Zellige tiles and an oak surround—the perfect living room centrepiece. New double glazed windows and shutters add to the contemporary feel. The abundance of natural light throughout creates a bright and welcoming atmosphere.

Upstairs, the first floor accommodates two double bedrooms, providing ample space for families or guests. The third bedroom is a comfortable single room, perfect for a child or office space. Gas central heating and newly fitted industrial style radiators ensure a cosy environment throughout the year. Additional features include an attached garage and off-street parking, offering convenient storage and parking solutions.

The property's location offers excellent transport links, with St James Street and Walthamstow Queen's Rd Overground Stations, and Walthamstow Central Tube Station a short walk away. From Walthamstow Central direct Victoria line trains take you through to Kings Cross in 15 mins and Oxford Circus in only 19. From St James St, the overground takes you to Liverpool St in 15 mins.

Nearby amenities include the ever-popular Walthamstow Village, Blok, Blondies Brewery, shopping centre 17&Central, home to Crate, with Hanoi Kitchen, Perky Blenders and Pretty Decent Beer Co.

A comfortable family home in an ideal location with excellent amenities. Shall we take a look?

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## A word from the owner:

Our house has been a labour of love from the day we moved in. As architects, we fell in love with the potential to make this house truly our own. Only one family has lived in the property before us, which they bought when it was built in 1944. It was a real doer upper, and we've renovated the interiors by restoring the original floorboards, installed Celotex underfloor insulation, built a new fireplace, fitted double glazed windows, shutters, and redesigned the bathroom –our favourite room in the house!

It's super convenient living a short walk to three well connected stations, taking us into central London within 15 minutes. The nearby Thomas Gamuel Park, St James Park and Jubilee Park are also great for our toddler to run ragged in! For families, St Saviour's Nursery and CoE Primary School is a 5-minute walk away, as are other outstanding schools: South Grove, Sybourne and Willow Brook.

The neighbourhood has a real community feel, and we often visit the popular Crate, True Craft and Bar56 in the St James area and ever buzzing Walthamstow Village, which is a short walk away, with its abundance of bars, cafes and restaurants.

Living next to an allotment also provides a lot of tranquility, and greenery, with trees visible from every window of the house.

We have really loved living in our house and developing our plans to extend the property. Full planning permission with building control and engineering calculations have been achieved to extend the existing kitchen into the current garage space. The new layout has been architect-designed, and drawings will be made available at viewings. With our little one and another on the way, we sadly just don't have the time to manage the build ourselves.

## Dimensions:

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room. Open to kitchen/diner.

### Reception Room

13'11 x 10'4 (4.24m x 3.15m)

Open to:

### Kitchen/diner

16'5 x 15'8 (5.00m x 4.78m)

Open to reception room. Sliding patio doors leading into rear garden.

### First Floor Landing

Door to all rooms.

### Bedroom One

11'10 x 9'8 (3.61m x 2.95m)

### Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)

### Bedroom Three

7'5 x 6'8 (2.26m x 2.03m)

### Shower Room

8'4 x 6'7 (2.54m x 2.01m)

### Rear Garden

approx 35' (approx 10.67m)

### Garage

21'10 x 16'5 (6.65m x 5.00m)

Via own front door.

### Off Street Parking

Driveway to front

### Additional Information:

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

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

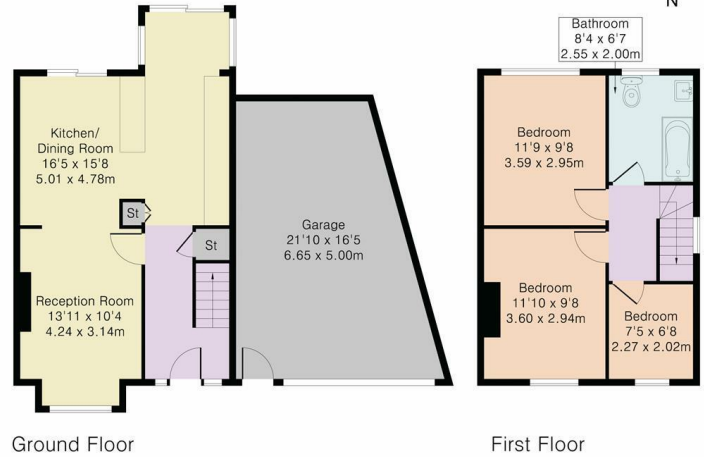
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 1134 sq ft - 105 sq m

Ground Floor Area 742 sq ft – 69 sq m

First Floor Area 392 sq ft – 36 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## MAP



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