






## Oliver Road, Walthamstow, London, E17

Offers In Excess Of £550,000

**FOR SALE**

 1  1  2

Freehold

- Detached house
- 2 Bedrooms
- Open plan reception/kitchen
- Double glazing & gas central heating
- Wood Street station: 0.3 mile walk
- Walthamstow village closeby
- EPC rating: C (72)
- Council tax band: C
- Garden: approx 25ft
- Internal: 563 sq ft (52 sq m)

This detached property, built in 1790, is a converted blacksmith's shop offering a spacious and well-maintained living space. The open-plan reception/kitchen creates a bright, airy atmosphere, perfect for entertaining or relaxing. The large reception room features a distinctive iron stairwell, keeping the space open and light. The lounge, dining area, and fitted kitchen are in this open-plan layout. The two bedrooms provide ample family space, and the modern, well-lit family bathroom adds to the home's comfort. The garden offers a private outdoor space with a decked path, stonework, and established shrubs, and the property could be raised to include a loft extension (STPP).

This property is ideally located, offering easy access to the vibrant Walthamstow Village, where you can find a variety of independent shops, cafes, restaurants, and pubs, including hometipple, The Kitchen, and The Nag's Head. Enjoy the convenience of excellent schools within walking distance and the nearby parks and green spaces, perfect for outdoor activities. With public transport options like Walthamstow Central Station, commuting to Liverpool Street is a breeze.

This home is an ideal choice with its modern amenities, comfortable layout, and convenient location. Shall we take a look?

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## DIMENSIONS

### In The Owners Words...

"This house has been at the centre of my life for the past 35 years. People always comment on the feel of my home and constantly receive compliments on the outside area too. The property was a stable back in 1890, it's spacious and light but also very comfortable and cosy to live in. I also love that the house is only a 6 minute walk to the overground station and 10 minute walk to tube/buses, so is very conveniently located. I have always felt part of a community living here and have great neighbours too. I will definitely miss this house greatly and wish i could uproot it and take it with me."

### Dimensions:

#### Entrance

Via side door leading directly into:

#### Open Plan Reception Room/Kitchen

22'6 x 12'6

Spiral staircase leading to first floor.

#### First Floor Landing

Door to all first floor rooms.

#### Bedroom One

12'4 x 9'8

#### Bedroom Two

12'7 x 6'4

#### Bathroom

6'7 x 5'10

#### Side Garden

approx 25'

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### Notice:

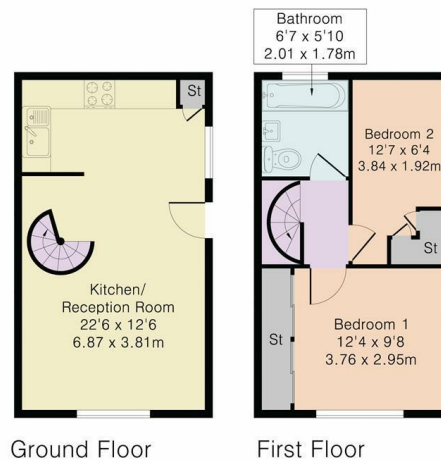
All photographs are provided for guidance only.

### 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

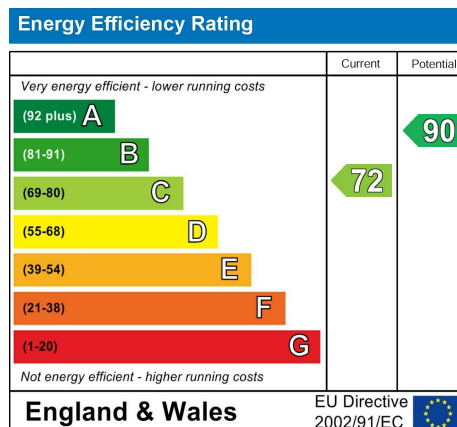
Approximate Gross Internal Area 563 sq ft – 52 sq m  
Ground Floor Area 282 sq ft – 26 sq m  
First Floor Area 282 sq ft – 26 sq m



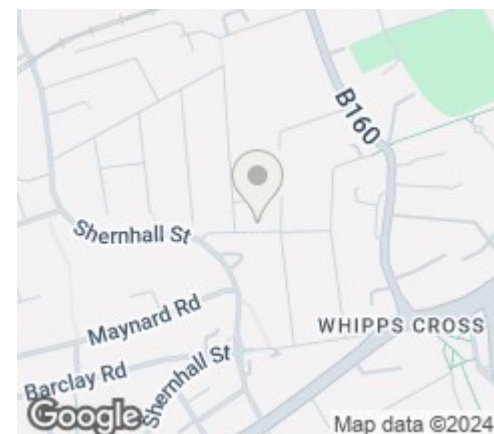
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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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