



## Rectory Road, Walthamstow, London, E17

£1,200,000

Freehold

**FOR SALE**

2 2 4

- 4 bedroom terraced house
- 2 Reception rooms & Kitchen/diner
- Double glazing & gas central heating
- Walthamstow Central tube station: 0.4 mile
- Walthamstow village nearby
- EPC rating: C (72)
- Council tax band: E
- Rear garden: approx 60ft
- Chain-free
- Internal: 1588 sq ft (147 sq m)

A brilliant renovation project, this four bedroom property on Rectory Road is the ultimate blank canvas upon which to create your dream home. Situated on the old Rectory Manor estate, this is one of the premier locations in E17, ideally located for the Village, Poets Corner, Lloyd Park and of course the transport hub at Walthamstow Central station.

Internally this property requires full renovation, but offers a number of different layout options, thanks to the plethora of rooms. As currently configured the ground floor has two reception rooms, kitchen diner and bathroom. Upstairs there are four well-proportioned bedrooms (including a principal bedroom with balcony) and a second bathroom – very handy when everyone is trying to get ready at the same time in the morning!

To the rear there is a private garden. Like the house it needs work, but is a generous size and could be turned into a fantastic outdoor entertainment and relaxation space.

A great property for anyone looking to create their forever home. 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 all ground floor rooms.

### Reception Room One

14'10 x 12'0

### Reception Room Two

19'4 x 11'1

### Kitchen/Diner

23'2 x 12'5

Door to rear garden.

### Ground Floor Bathroom

8'3 x 5'6

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

17'3 x 14'11

### Bedroom Two

19'3 x 11'6

### Bedroom Three

12'0 x 11'11

### Bedroom Four

10'11 x 8'11

### First Floor Bathroom

8'11 x 5'8

### Rear Garden

approx 60'

### Additional Information:

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

### Notice:

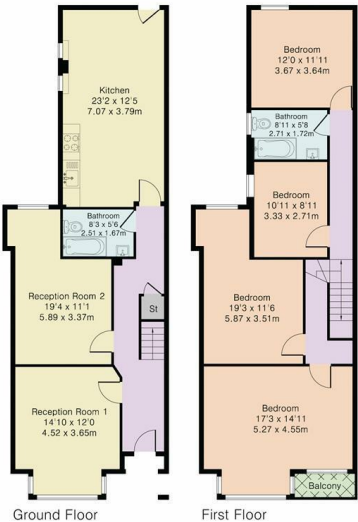
All photographs are provided for guidance only.

### 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

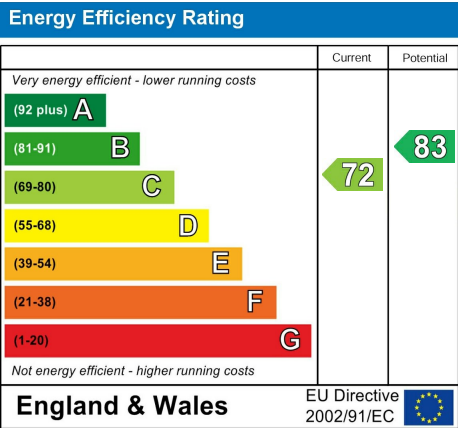
Approximate Gross Internal Area 1588 sq ft – 147 sq m  
Ground Floor Area 800 sq ft – 74 sq m  
First Floor Area 788 sq ft – 73 sq m



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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