



## Havant Road, Walthamstow, London, E17

£650,000

Freehold

FOR SALE

1 1 3

- Victorian end of terrace house
- 3 Bedrooms
- Ground floor bathroom
- Double glazing & gas central heating
- Wood Street Overground station: 0.3 mile
- Walthamstow Village nearby
- EPC rating: D (63)
- Council tax band: C
- South-facing rear garden: Approx 40ft
- Internal: 762 sq ft (71 sq m)

This charming three-bedroom Victorian end-of-terrace house presents a wonderful opportunity to acquire a period property with modern updates. The home boasts a spacious reception room filled with natural light from a large double window. The key features of this room are the original fireplace and cornicing, which add character and create a warm atmosphere. The reception room seamlessly flows into a sleek and modern kitchen, designed with ample space for a dining table, making it ideal for everyday family meals and entertaining guests. A convenient ground-floor bathroom adds to the practicality of the layout. Outside, the rear South-facing garden offers raised beds on either side, perfect for gardening enthusiasts. A decked area at the bottom of the garden provides a lovely space for outdoor relaxation or dining. Upstairs, you'll find three bedrooms: two doubles, one featuring an original fireplace, maintaining the property's period charm and a further bedroom.

This highly desirable location offers the best of both worlds. Wood Street, just a short stroll away, boasts a variety of independent businesses, including bakeries like Chocolatine and Wood Street Bakery, and popular pubs like Clapton Craft and Wood Street Bear. Walthamstow Village, with its charming amenities such as Bern's and Beans, Eat 17, and Ruff's Bistro, is also within easy reach. For commuters, excellent transport links are readily available, with Wood Street Overground Station conveniently located just 0.3 miles away, providing a quick 20-minute journey to Liverpool Street.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room, ground floor bathroom & rear garden.

### Reception Room

13'5 x 12'3 (4.09m x 3.73m)  
Open to:

### Kitchen

11'1 x 10'10 (3.38m x 3.30m)  
Open to:

### Ground Floor Bathroom

6'11 x 6'11 (2.11m x 2.11m)

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

11'2 x 10'4 (3.40m x 3.15m)

### Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

### Bedroom Three

10'4 x 6'2 (3.15m x 1.88m)

### Rear Garden (South-facing)

approx 40' (approx 12.19m)

### Additional Information:

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

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

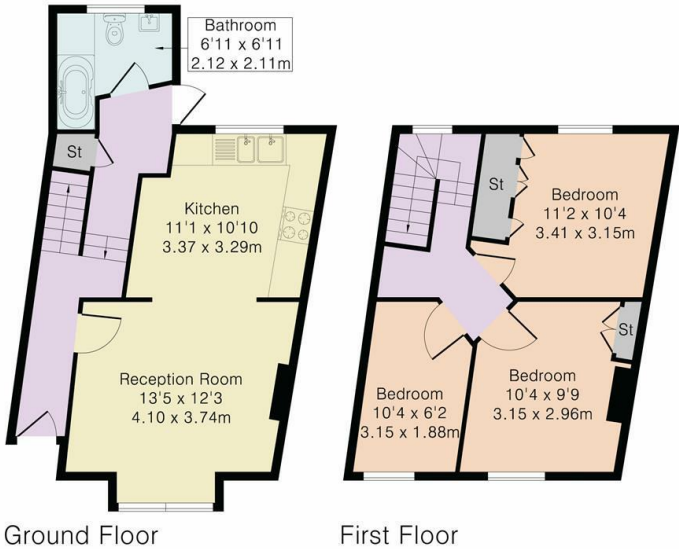
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 762 sq ft - 71 sq m

Ground Floor Area 410 sq ft – 38 sq m


First Floor Area 352 sq ft – 33 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) A	<div>63</div>	<div>86</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## LOCATION



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