



## Canning Road, Walthamstow, London, E17

Offers In Excess Of £825,000

Freehold

**FOR SALE**

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- 4 bedroom Victorian terrace house
- 2 reception rooms & utility room
- Loft conversion
- Gas central heating
- Blackhorse Road station: 0.4 mile
- Blackhorse Breweries close by
- EPC rating: D (60)
- Council tax band: C
- North-facing rear garden
- Internal: 1267 sq ft (117.7 sq m)

A stylish and homely property with room aplenty for the whole brood and a garden that's a true gem and comes with a hidden bonus.

This delightful family home is full of cool, neutral tones, giving it an air of tranquillity and calm throughout.

A comfortable reception room with a shuttered bay windowed to the front is the hub of the ground floor "living" part of this home. Immediately behind there is a fitted galley style kitchen and beyond that an uber useful utility room. A covered lean-to provides the perfect spot to store the bikes, and leads out into the garden beyond.

The bedrooms and bathrooms are evenly split across the two upper floors. All the bedrooms are well proportioned and filled with light. The shower room on the first floor is particularly capacious, whilst the second floor family bathroom has a tub in which to soak away the cares of the day.

The garden is filled with mature planting, giving a feeling of privacy. At the end is that hidden bonus we mentioned earlier - a garden room. Currently used as an office, it could easily become a home gym, kids room or any one of dozen other uses. It really is like having an additional room in the house.

In the neighbourhood, there's a friendly community spirit. The property's on a quiet, tree lined road halfway between Blackhorse Road and Lloyd Park. As such it benefits from both areas - the ease of commute via the former (not to mention the Beer Mile!) and the green open spaces of the latter, with the award winning William Morris Gallery to boot.

A fabulous family home in a similarly fabulous area of E17. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### Reception Room

20'3" x 12'0" (6.17m x 3.66m)

Door to lean to.

### Kitchen

10'0" x 9'0" (3.05m x 2.74m)

Door to:

### Utility Room

9'0" x 5'0" (2.74m x 1.52m)

Door to kitchen.

### Lean To

Door to reception room.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One (Master)

14'1" x 10'0" (4.29m x 3.05m)

### Bedroom Two

10'0" x 9" (3.05m x 2.74m )

### First Floor Bathroom

9'0" x 9'0" (2.74m x 2.74m)

### Second Floor Landing (Loft)

11'0" x 10' (3.35m x 3.05m)

Door to all second floor rooms.

### Bedroom Three

12'0" x 11'0" (3.66m x 3.35m)

### Bedroom Four

10'0" x 8'0" (3.05m x 2.44m)

### Second Floor Bathroom

7'0" x 7'0" (2.13m x 2.13m)

### Rear Garden (North-facing)

### Additional Information:

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

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

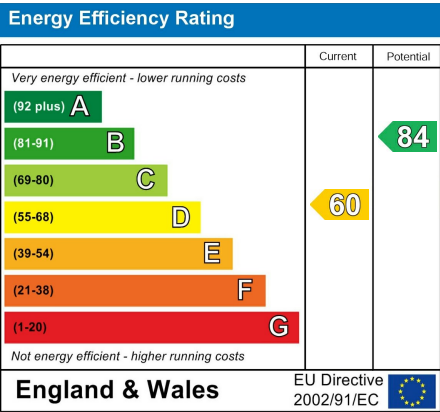
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## FLOORPLAN



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC RATING



## LOCATION

