



Albion Road, Walthamstow, London, E17

Offers In Excess Of £650,000

Freehold

FOR SALE

1 1 2

- Victorian 2 Bedroom terraced house
- Through lounge
- First floor bathroom
- Double glazing & Gas central heating
- Potential for loft & side return extensions (STPP)
- Wood Street Overground station: 0.4 mile walking distance
- Council tax band: C
- Rear garden: approx 40'
- On street permit parking
- Internal: 797 sq ft (74 sq m)

This charming Victorian terraced house offers an excellent opportunity to acquire a character-filled two-bedroom home. As you step inside, you are greeted by a light and airy through-lounge characterised by shuttered bay windows, which flood the space with natural light and the warm, inviting feel of the exposed wooden floorboards. The flow of this room creates a comfortable and versatile living area, perfect for both relaxing and entertaining. As you move through the property, the modern kitchen stands out with its sleek white cabinetry, cork flooring and a contemporary terrazzo tiled backsplash, seamlessly opening onto the rear paved garden with flower beds.

On the first floor, you'll find a stylish bathroom with a luxurious roll-top bath and a separate walk-in shower. Both bedrooms on this level are double, and the primary bedroom is filled with natural light from two windows. This property also benefits from on-street permit parking, providing convenient access for residents. Furthermore, there is potential for a loft and side return extension, subject to planning permission.

Living here, you'll find yourself conveniently close to popular local spots. The Duke pub, Dudley's café-restaurant and Chocolate Bakery are just a short stroll away. For commuters, is ideally located just a short walk from Wood Street Overground station, ensuring quick and easy access to central London.

A charming home in a sought-after Walthamstow location. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Enclosed Porch

Further door leading into:

Entrance Hall

Staircase leading to first floor. Open to:

Reception Room

24'5 x 13'7 (7.44m x 4.14m)

Open to:

Kitchen

10'5 x 8'3 (3.18m x 2.51m)

Doors to rear garden. Open to reception room.

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'6 x 11'7 (4.11m x 3.53m)

Bedroom Two

10'6 x 8'4 (3.20m x 2.54m)

First Floor Bathroom

10'1 x 8'2 (3.07m x 2.49m)

Rear Garden

approx 40' (approx 12.19m)

On Street Permit Parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (65)

Notice:

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

Disclaimer:

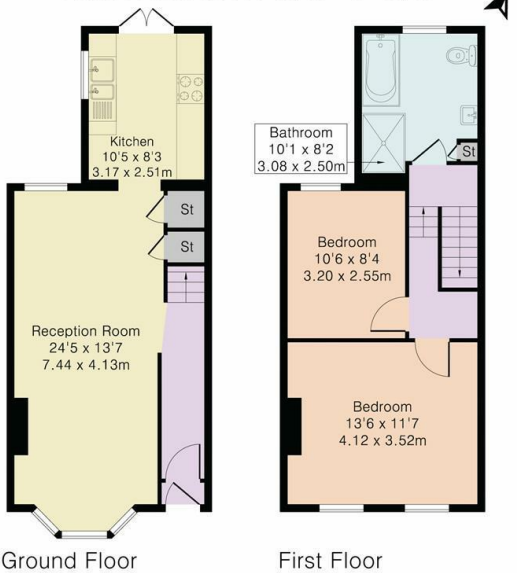
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FLOORPLAN

Approximate Gross Internal Area 797 sq ft - 74 sq m

Ground Floor Area 404 sq ft - 37 sq m

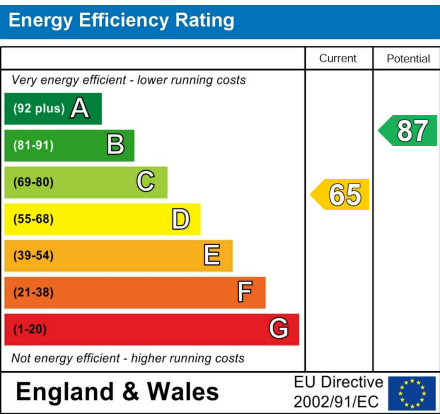
First Floor Area 393 sq ft - 37 sq m



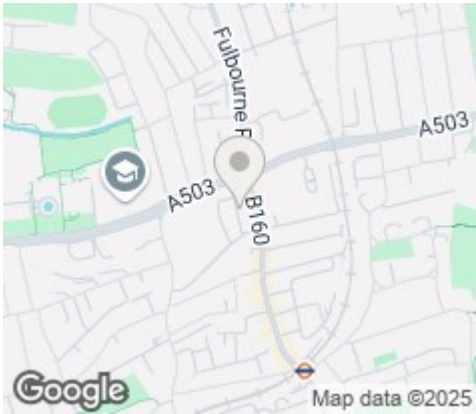
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EPC RATING



LOCATION



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