



Gainsford Road, Walthamstow, London, E17

Offers In Excess Of £950,000

FOR SALE

1 2 4

Freehold

- 4 bedroom Victorian terraced house
- Walthamstow Central tube station: 0.6 mile
- Gas central heating
- Kitchen/diner & Loft conversion
- Central Walthamstow location
- Close to high street shopping amenities
- EPC rating: C (70)
- Council tax band: C
- Rear garden: approx 40ft
- Internal: 1315 sq ft (122 sq m)

This fantastic four-bedroom Victorian terraced house, in the heart of Walthamstow, boasts two reception rooms, each with a fireplace, and the front reception room even features a working log burner. Downstairs, a lovely open-plan kitchen/diner creates the perfect space for entertaining, with statement tiles in the kitchen, cheery yellow walls, and a skylight adding to the bright atmosphere. Bi-fold doors lead out to a south-facing rear garden complete with a patio, lawn, and established climbing plants.

The ground floor and upstairs hallway feature beautiful original floorboards, while the bedrooms and loft conversion are fitted with carpets. The primary bedroom also benefits from fitted wardrobes. A sleek and modern family bathroom complements the well-presented interior, and a loft conversion provides an additional bedroom with an en-suite shower room.

This superb location puts you within easy reach of all that E17 has to offer, from the vibrant Blackhorse Road area, the climbing centre at Yonder, and events at Big Penny Social, to the charming Walthamstow Village with its independent eateries, bars and shops. Enjoy the green spaces of Lloyd Park and nearby Greenleaf Park, take a yoga class at East of Eden, or catch a film at Forest Cinema. With the High Street shopping amenities and Walthamstow Central Station just a short stroll away, this is a truly exceptional opportunity.

A bright and welcoming home in a fantastic location. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hall

Open to:

Reception Room

24'5 x 14'9 (7.44m x 4.50m)

Staircase leading to first floor. Door to rear garden. Open to:

Kitchen/Diner

26'3 x 11'2 (8.00m x 3.40m)

Sliding patio doors to rear garden.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

14'11 x 11'1 (4.55m x 3.38m)

Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)

First Floor Bathroom

9'5 x 8'4 (2.87m x 2.54m)

Second Floor Landing (Loft)

Door to:

Bedroom Three

17'4 x 9'9 (5.28m x 2.97m)

Door to:

Ensuite

6'3 x 3'3 (1.91m x 0.99m)

Bedroom Four

9'5 x 7'9 (2.87m x 2.36m)

Rear Garden

approx 40' (approx 12.19m)

Additional Information:

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

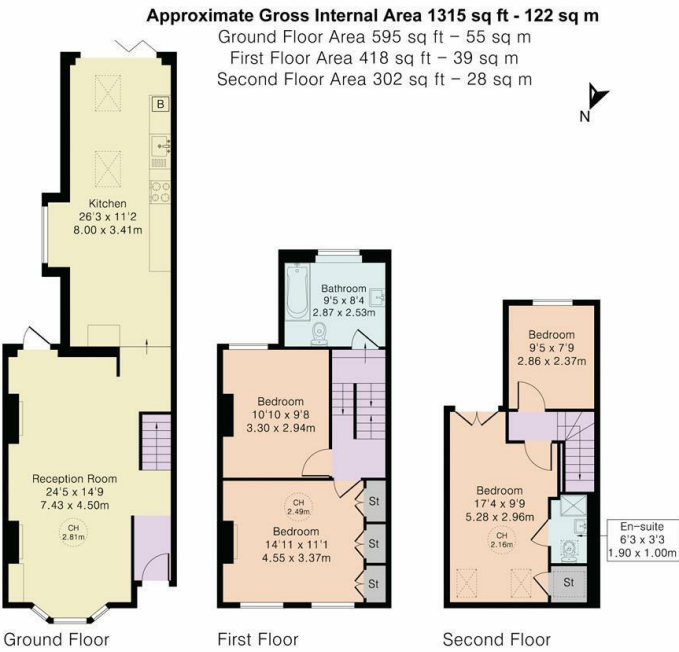
Notice:

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

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FLOORPLAN



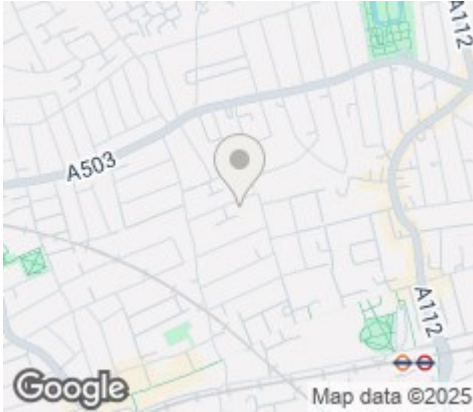
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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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