

Salisbury Road, Walthamstow, London, E17

Offers In Excess Of £1,195,000

FOR SALE

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Freehold

- 3 Bedroom Victorian terraced house
- 2 Reception rooms
- Kitchen-diner
- Double glazing & gas central heating
- Walthamstow village location
- Walthamstow Central station: 0.8 mile walk
- EPC rating: C (71)
- Council tax band: D
- Rear garden: approx 45ft
- Internal: 1360 sq ft (126.4 sq m)

Large, elegant family home in Walthamstow village, popping with original and contemporary features. The home's been renovated from top to bottom, with its original Victorian features including tiling, coving, doors and double skirting boards, carefully restored throughout. The kitchen-diner has an abundance of natural light and a layout that creates roomy areas for both dining and cooking. This leaves strong spaces in the remaining ground floor for a calm and elegant lounge with bay windows, and a second reception room with patio doors, leading out to the garden, with added texture from the exposed brick fireplace. The garden is charming, well established with fruit bearing fig and plum trees, a shed and a dining area; and being south west facing will get the sun all day. Upstairs the family bathroom is spacious and pristine with a contemporary walk-in shower. The double bedrooms are roomy and comfortable, with bay windows to the front and back rooms. There's also potential for a loft conversion STPP. Salisbury Road is a quiet residential area, with friendly neighbours who share a Whatsapp group. The Walthamstow village location is one of the most desired postcodes in east London due to its history, community and village culture. There's a variety of highly rated schools within walking distance - and space - with Wingfield Park nearby and Lloyd Park (where there's a Saturday farmers' market), plus Epping Forest is just a 7 minute cycle from home. There's sports grounds, the Feel Good Centre, the Vestry House Museum, and a brilliant local huddle of authentic pubs, restaurants, cafes, bars, bakeries and independent shops. Favourites include Froth & Rind, The Castle pub, God's Own Junkyard, Eat 17 and our award-winning Spar serving local produce. But there's a hundred more to explore, all a few minutes from home. You're well linked for transport too with Walthamstow Central and Wood Street Stations both less than a mile away for Victoria line and Overground services.

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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

15'2" x 12'5" (4.62m x 3.78m)

Reception Room Two

12'6" x 10'4" (3.81m x 3.15m)

Doors to rear garden.

Kitchen/Diner

25'0" x 10'0" (7.62m x 3.05m)

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

16'4" x 15'3" (4.98m x 4.65m)

Bedroom Two

18'7" x 10'0" (5.66m x 3.05m)

Bedroom Three

12'5" x 10'4" (3.78m x 3.15m)

First Floor Bathroom

11'2" x 6'9" (3.40m x 2.06m)

Rear Garden

approx 45' (approx 13.72m)

Additional Information

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

Notice:

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

Disclaimer:

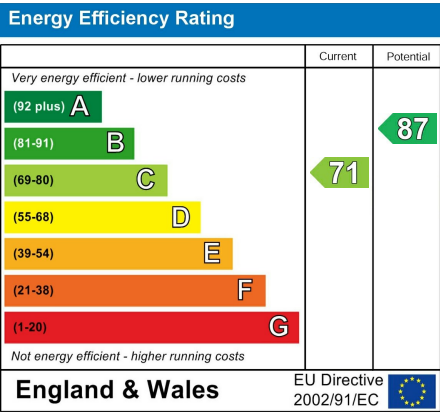
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been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



TOTAL FLOOR AREA: 1360 sq ft (126.4 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 by 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



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