

Fraser Road, Walthamstow, London, E17

Offers In Excess Of £1,400,000

Freehold

FOR SALE

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- Victorian terraced house
- 4 Bedrooms
- 2 Reception rooms
- Kitchen/diner
- Loft conversion with ensuite
- Walthamstow Village location
- Walthamstow Central Tube station 0.7 mile walking distance
- EPC rating: D (62) & Council tax band: C
- Rear Garden: 44'0 x 18'6
- Internal: 1648 sq ft (153 sq m)

This exquisite 4 bedroom Victorian terrace house, located in the highly sought-after Walthamstow Village, exudes style & sophistication from the moment you step inside.

The ground floor boasts two inviting reception rooms. The first features a working fireplace complemented by elegant picture rails and intricate corning. A large window floods the room with natural light, highlighting the deep blue hue of the walls and creating a truly atmospheric setting. The second reception room provides further flexible living space for relaxation or entertaining also including a working fireplace. Moving through from the reception rooms, you will discover a stunning kitchen/diner with a striking lantern skylight that bathes the room in natural light, creating a bright and airy ambiance, solid oak herringbone wooden floor, a stylish fitted grey kitchen complete with a convenient breakfast bar, and space for a dining table. Bi-fold doors open onto a substantial rear garden. This delightful outdoor space offers ideal areas for al fresco dining and enjoying the outdoors, featuring two distinct patio areas – one elegantly tiled and the other providing a more relaxed setting – separated by a well-maintained grassed area with raised beds.

Ascending to the first floor, two well-proportioned double bedrooms and a further single bedroom offer ideal for a growing family or guests. The family bathroom features stunning turquoise wall tiles that create a vibrant and refreshing feel. A thoughtfully executed loft conversion provides a spacious fourth master bedroom with an ensuite, storage space & Velux windows.

In this prime Walthamstow location, residents will enjoy a charming community atmosphere with an array of independent shops, cafés, and restaurants on Orford Road, including Bora & Sons, hometipple, and Peeld. For commuters, the convenience of Walthamstow Central Tube station is within easy reach, situated just a stroll away, providing swift and direct links into Central London.

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

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

Reception Room One

14'5 x 14'1 (4.39m x 4.29m)

Reception Room Two

12'8 x 11'6 (3.86m x 3.51m)

Open to:

Kitchen/diner

19'8 x 17'5 (5.99m x 5.31m)

Sliding patio doors leading into rear garden. Open to reception room two.

First Floor Landing

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

Bedroom One

14'1 x 11'6 (4.29m x 3.51m)

Bedroom Two

11'6 x 11'2 (3.51m x 3.40m)

Bedroom Three

9'11 x 6'3 (3.02m x 1.91m)

First Floor Bathroom

6'7 x 6'3 (2.01m x 1.91m)

Second Floor Landing (Loft)

Door to:

Bedroom Four

21'6 x 18'3 (6.55m x 5.56m)

Door to:

Ensuite

6'11 x 4'11 (2.11m x 1.50m)

Rear Garden

44'0 x 18'6 (13.41m x 5.64m)

Additional Information:

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

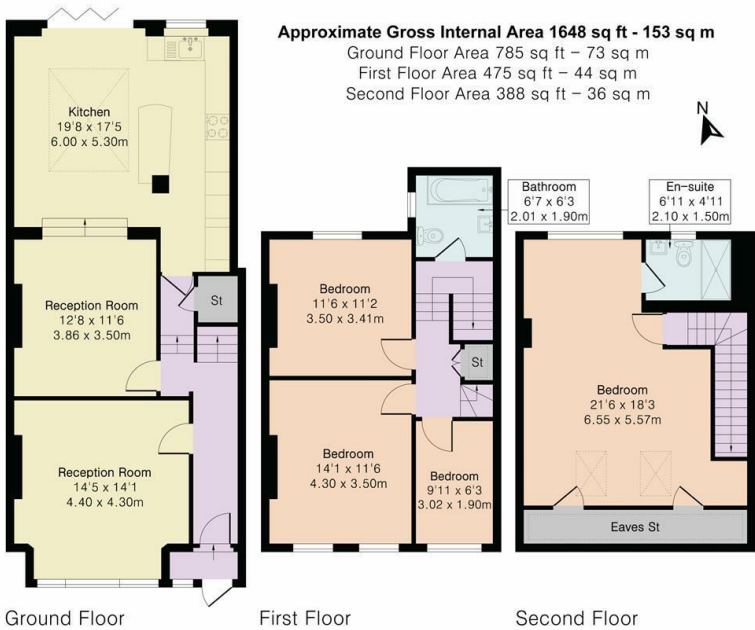
Notice:

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

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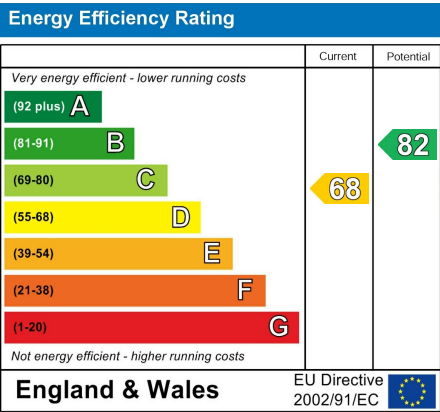
FLOORPLAN



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



LOCATION



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