



Orford Road, Walthamstow, London, E17

Offers In Excess Of £995,000

FOR SALE

2 1 3

Freehold

- 3 Bedroom period terraced house
- Located in the heart of Walthamstow Village
- Walthamstow Central Tube station 0.4 mile walking distance
- Chain-free
- Lounge/Diner & study
- Gas central heating
- EPC rating: C (70)
- Council tax band: C
- Rear garden: approx 40ft
- Internal: 958 sq ft (89 sq m)

Discover this wonderful three-bedroom period terraced home in the heart of Walthamstow Village. The entrance welcomes you into a bright and airy reception room adorned with a bay window and beautifully painted wooden floorboards.

Flow seamlessly into the stylish kitchen-dining room, a haven of modern design with black and white kitchen cabinets, a hexagon tiled floor and a door leading to the rear garden. The garden features a bamboo plant, a decked area and a path that winds its way to a patio space, perfect for enjoying summer barbecues. A fantastic study, painted in a calming green, provides a tranquil workspace.

Upstairs, the home continues to impress with two double bedrooms in neutral tones and further painted wooden floors. The third single bedroom, a delightful space painted in a vibrant strawberry sorbet tone, showcases engineered wooden floors. The luxurious bathroom features elegant black metro tiles.

Located on Orford Road, this home enjoys the vibrant energy of Walthamstow Village with an array of amenities at your fingertips. Stop by Bern's and the Beans for coffee, explore unique finds at Pavement or have a delicious meal at Ruff's Bistro. Walthamstow Central Station is within easy walking distance, providing convenient access to central London via the Victoria Line.

A chain-free home in a highly sought-after location. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading directly into:

Reception Room

16'9 x 15'5 (5.11m x 4.70m)

Staircase leading to first floor. Open to:

Kitchen/diner

Door to rear garden & study.

Study

10'0 x 7'9 (3.05m x 2.36m)

Door to kitchen/diner.

First Floor Landing

Door to all rooms.

Bedroom One

14'2 x 10'0 (4.32m x 3.05m)

Bedroom Two

13'1 x 10'0 (3.99m x 3.05m)

Bedroom Three

8'8 x 6'5 (2.64m x 1.96m)

First Floor Bathroom

7'5 x 7'7 (2.26m x 2.31m)

Rear Garden

approx 40' (approx 12.19m)

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Notice:

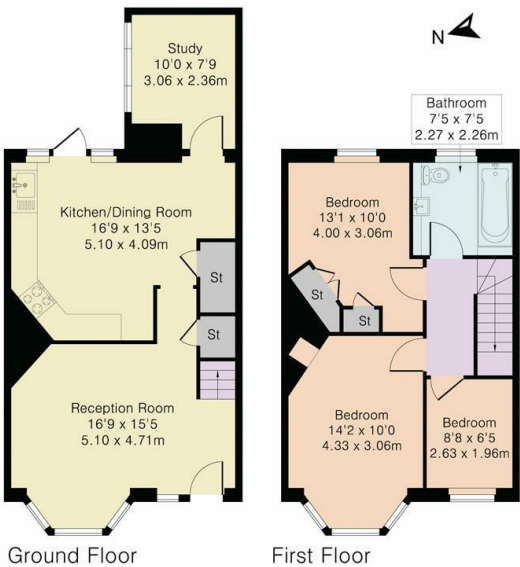
All photographs, floorplan and video tours are provided for guidance only.

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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

Approximate Gross Internal Area 958 sq ft - 89 sq m
Ground Floor Area 520 sq ft - 48 sq m
First Floor Area 438 sq ft - 41 sq m



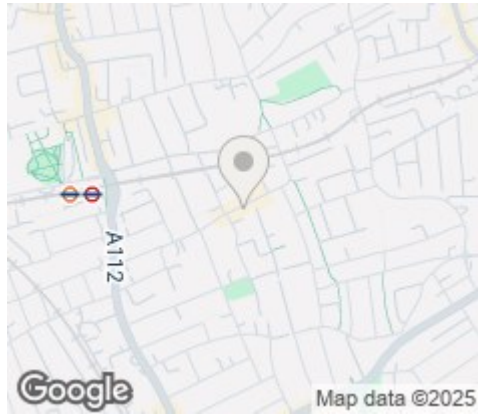
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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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