



## Seaford Road, Walthamstow, London, E17

Offers In Excess Of £1,200,000

Freehold

FOR SALE

2 2 4

- 4 bedroom Victorian terraced house
- Gas central heating
- Loft conversion
- Walthamstow Central Tube station: 0.4 mile
- Walthamstow Village closeby
- EPC rating: D (57)
- Council tax band: D
- Rear garden: 27'3 x 19'2
- On street permit parking
- Internal: 1444 sq ft (135 sq m)

This charming four-bedroom Victorian terraced house with a striking red-brick exterior, complete with elegant bay windows and a beautiful front door featuring stained glass, immediately captivates.

The reception room welcomes you with an abundance of natural light streaming through the bay window, stripped floorboards, picture rails, and corning. The spacious kitchen-dining room features an original fireplace, modern kitchen units and a breakfast bar, while opening to the dining area with stylish patterned floor tiles, skylight windows, and bi-fold doors that seamlessly connect to the garden, with a patio area and lawn. A practical WC completes the ground floor.

On the first floor, you'll discover three bedrooms and a family bathroom with a beautiful stained-glass window. The generously sized double bedroom at the front benefits from a bright bay window, while the second double bedroom offers views over the garden and an original fireplace. A versatile third single bedroom provides a perfect space for a child's room or home office.

The impressive loft conversion houses a large double bedroom, en-suite shower room and storage integrated into the eaves. The space is bathed in light from large windows that provide fantastic views and two Velux windows.

Living here, the vibrant Walthamstow Village is just a stone's throw away, offering a mix of independent shops and delightful eateries, including Pavement, Ruff's Bistro, and Peeld. For leisure and entertainment, the traditional Ye Olde Rose & Crown pub is conveniently close, as is the expansive Lloyd Park, home to the renowned William Morris Gallery. Commuting is a breeze with Walthamstow Central Tube station located a short stroll away, providing excellent transport links across London.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen/diner.

### Reception Room

14'6 x 12'10 (4.42m x 3.91m)

### Kitchen/Diner

18'6 x 12'5 (5.64m x 3.78m)

Open to:

### Dining Room

14'2 x 8'8 (4.32m x 2.64m)

Door to:

### Ground floor WC

### First Floor Landing

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

### Bedroom One

16'3 x 12'10 (4.95m x 3.91m)

### Bedroom Two

12'10 x 11'2 (3.91m x 3.40m)

### Bedroom Three

9'7 x 6'6 (2.92m x 1.98m)

### First Floor Bathroom

6'6 x 5'11 (1.98m x 1.80m)

### Second Floor Landing (Loft)

Door to:

### Bedroom Four

18'1 x 12'10 (5.51m x 3.91m)

Door to:

### Ensuite

5'11 x 4'11 (1.80m x 1.50m)

### Rear Garden

approx 27'3 x 19'2 (approx 8.31m x 5.84m)

### Front Garden

17'5 x 10'4 (5.31m x 3.15m)

### On street permit parking

### 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:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 1444 sq ft - 135 sq m  
Ground Floor Area 669 sq ft - 62 sq m  
First Floor Area 479 sq ft - 45 sq m  
Second Floor Area 296 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk



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