















Seaford Road, Walthamstow, London, E17 Offers In Excess Of £1,200,000

FOR SALE

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Freehold

- 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 cornicing. The spacious kitchen-dining room features an original fireplace, modern kitchen units and a breakfast bar, while opening to the dining area with stulish patterned floor tiles, skuliaht 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

Shall we take a look?









Seaford Road, Walthamstow, London, E17

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)

Dining Room

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

Ground floor WC

First Floor Landing

Bedroom One

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)

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

On street permit parking

Additional Information:

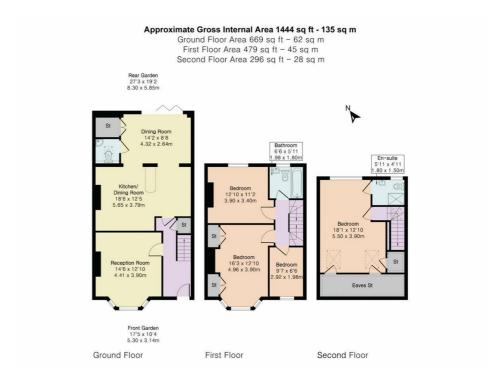
Local Authority: London Borough Of Waltham Forest Council Tax Band: D

Notice:

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

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).

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EPC RATING

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 85 (55-68) (39-54) (21-38) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

LOCATION



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