















# Eden Road, Walthamstow, London, E17 Offers In Excess Of £825,000

# FOR SALE





# Freehold

- 2 Double bedroom semi-detached cottage
- · Kitchen/Diner
- First floor bathroom
- · Gas central heating/wood burner
- Located within the heart of Walthamstow Village
- Walthamstow Central tube station: 0.4
- EPC rating: D (63) & Council tax band: C
- Rear garden: 80ft x 16ft
- · On street permit parking
- Internal: 1098 sq ft (102 sq m)

 $Upon\ entering\ this\ delightful\ two-double-bedroom\ semi-detached\ cottage,\ you're\ greeted\ by\ a\ welcoming$ reception room bathed in natural light from a generous window and featuring the inviting warmth of a woodburning stove. This flows effortlesslu into a spacious open-plan kitchen and dining area, where the exauisite wooden Mosaic Fingers Parquet flooring immediately catches the eye. This versatile space offers ample room for a substantial dining table, perfect for entertaining, and benefits from large glass doors that open directly onto the peaceful east-facing rear garden. Here, a verdant lawn, adorned with established plants and shrubs, provides a picturesque backdrop, leading to a generously sized patio area that's ideal for al fresco dining and relaxation. The back of the garden looks out onto nothing but thick trees, ensuring it's wonderfully quiet.

Ascending to the first floor, two substantial double bedrooms offer comfortable and private spaces. One bedroom is beautifully appointed with a natural fibre carpet and calming neutral walls, while the other showcases the timeless appeal of exposed original wooden floorboards complemented by soothing pale yellow walls. A well-appointed family bathroom completes this upper level, catering to all practical needs.

This home benefits from its enviable location within Walthamstow Village, a highly sought-after area renowned for its independent shops and an array of delightful eateries, including Bora and Sons greengrocer and Eat 17, offering a true sense of community and urban charm. Furthermore, excellent transport links are within easy reach, with Walthamstow Central station just a short stroll away, ensuring swift and convenient access to the wider London network.

Shall we take a look?









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# **DIMENSIONS**

#### Entrance

Via front door leading into:

#### Entrance Hallway

Door to rear garden and reception room/kitchen/diner.

#### Reception Room

13'8 x 12'4 (4.17m x 3.76m) Staircase leading to first floor. Open to:

#### Kitchen/Diner

28'9 x 11'3 (8.76m x 3.43m) Access to rear garden.

## First Floor Landing

Door to all first floor rooms.

#### Bedroom One

14'6 x 12'2 (4.42m x 3.71m)

#### Bedroom Two

12'3 x 10'8 (3.73m x 3.25m)

## First Floor Bathroom

8'8 x 6'6 (2.64m x 1.98m)

### Rear Garden

80'0 x 16'0 (24.38m x 4.88m)

#### Front Garden

16'0 x 11'3 (4.88m x 3.43m)

# On Street Permit Parking

# 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.

#### 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





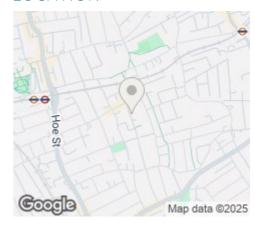
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Although Pink Plan Ltd ensures the lightest in level of accuracy, measurements of Mores, Windows, and norms are apreciated and repossibilities to repossibilities where the representation purposes only and no guarantee is given on the total square footing or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footing of the proposerty within this plan. The figure is not is for initial audiance only and should not be given on as a basis of a violations.



# **EPC RATING**

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