

## Lyne Crescent, Walthamstow, London, E17

£3,000 PCM

Unfurnished

**TO LET**

2 1 3

- 3 bedroom period terraced house
- 2 Reception rooms & extended kitchen/diner
- Gas central heating
- Blackhorse Road Station: 1 mile
- Deposit: £3461.53
- Council tax band: C & EPC rating: D (57)
- Lloyd Park & William Morris Gallery nearby
- Close to local primary & secondary schools
- Rear garden: 83'3 x 21'1 with garden office
- Internal: 1175 sq ft (109 sq m)

A stylishly presented three-bedroom house on Lyne Crescent.

This charming home is ideally suited to a family, offering an airy, open plan feeling that's ideal for modern living. On the ground floor the two reception rooms are interconnected via sliding doors and then flow seamlessly into the fantastic kitchen diner at the rear. This latter room is the real hub of the house – it's light filled thanks to the large bi-fold doors and window overlooking the garden, whilst the feeling of space is accentuated by the high vaulted ceiling.

Upstairs there are three bedrooms (two doubles and a single) plus a chic family bathroom, which compliments the ground floor WC.

Outside there is a private garden to the rear with both patio and decked areas, as well as a lawn and raised beds. There's also a garden office – very handy!

Located close to the green open spaces of Lloyd Park, it's also handy for the daily commute, with the A406 close by and Blackhorse Road tube station within easy reach.

Great house – 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 two & utility room.

### Ground Floor WC

### Reception Room One

13'1 x 12'1 (3.99m x 3.68m)

Sliding doors to:

### Reception Room Two

13'2 x 11'11 (4.01m x 3.63m)

Sliding doors to reception room one. Open to:

### Kitchen/Diner

18'7 x 13'9 (5.66m x 4.19m)

Bi-folding doors leading into rear garden.

### Utility Area

8'7 x 6'9 (2.62m x 2.06m)

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'11 x 11'0 (4.24m x 3.35m)

### Bedroom Two

13'11 x 10'11 (4.24m x 3.33m)

### Bedroom Three

8'2 x 7'10 (2.49m x 2.39m)

### First Floor Bathroom

8'7 x 6'1 (2.62m x 1.85m)

### Rear Garden

approx 83'3 x 21'1 (approx 25.37m x 6.43m)

Access to garden office.

### Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### Notice:

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

### Disclaimer:

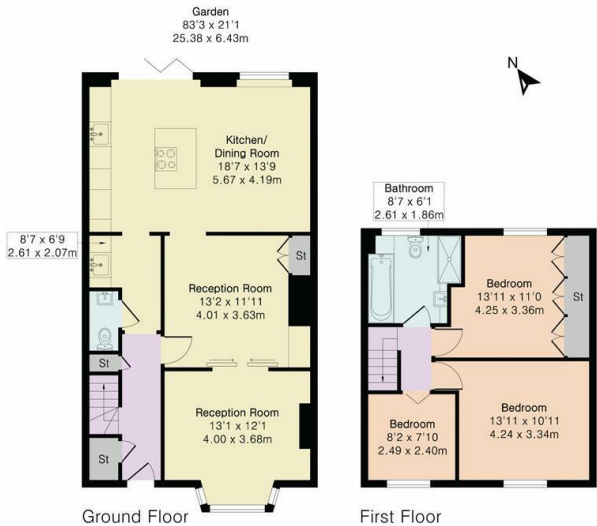
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## FLOORPLAN

Approximate Gross Internal Area 1175 sq ft - 109 sq m

Ground Floor Area 735 sq ft - 68 sq m

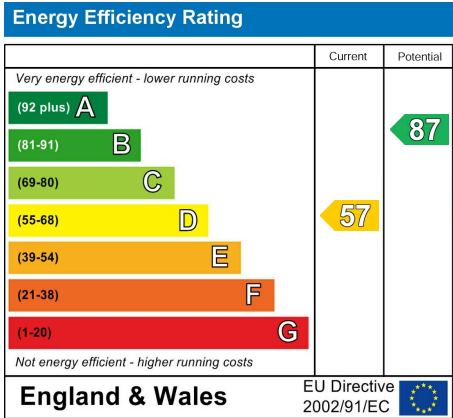
First Floor Area 440 sq ft - 41 sq m



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



## LOCATION



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