

## Salcombe Road, Walthamstow, London, E17

Guide Price £800,000

Freehold

**FOR SALE**

1 2 5

- Guide Price: £800,000-£850,000.
- 5 bedroom Victorian terraced house
- Lounge/diner
- Loft conversion
- Double glazed & gas central heating
- Lea Bridge station: 0.6 mile
- EPC rating: E (44) & Council tax band: C
- Rear garden: 38'6 x 15'7
- On street residents permit parking
- Internal: 1366 sq ft (128 sq m)

Guide Price: £800,000-£850,000. The five-bedroom Victorian terraced house presents a brick-fronted classic exterior that complements its tastefully updated modern interior, offering a perfect blend of period charm and contemporary living. The renovations were completed this year, ensuring a fresh and stylish feel throughout.

Upon entering, a tiled hallway leads to a spacious reception room-diner with high ceilings, wood flooring throughout the ground floor, and a large bay window that fills the space with natural light. The dining area, featuring French doors, provides a seamless connection to the south-facing garden and also leads to the kitchen. The modern kitchen is a highlight, boasting stylish cabinetry, abundant storage, and two more access points to the rear garden, including large French doors. Outside, steps lead down to a generous, low-maintenance garden with artificial grass, ideal for relaxation and entertaining.

The first floor features a substantial primary bedroom with both a bay window and a second window, creating an airy atmosphere. Two additional bedrooms and a stylish shower room, finished with elegant green tiles and brushed brass fittings, complete this floor.

Ascend to the well-designed loft conversion where you'll find two further bedrooms. The larger of these includes convenient eaves storage and two large skylights. A modern bathroom serves the loft, featuring a shower over the tub, a striking heritage star-patterned tiled floor, and half-metro tiled walls complemented by a chic navy finish.

Situated in a vibrant area, this home offers access to local gems like Blondie's Brewery and the creative hub of Patchworks. With Lea Bridge station just a short stroll away and the tranquil expanse of Walthamstow Marshes nearby, this location offers an excellent balance of urban convenience and natural beauty. This property is a fantastic opportunity for those seeking a stylish and spacious home in a sought-after London neighbourhood.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Doors to reception/dining room.

### Lounge/diner

24'9 x 11'1 (7.54m x 3.38m)

Doors to rear garden. Door to:

### Kitchen

22'3 x 9'0 (6.78m x 2.74m)

Doors leading to rear garden.

### First Floor Landing

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

### Bedroom One

14'1 x 13'2 (4.29m x 4.01m)

### Bedroom Two

11'1 x 8'7 (3.38m x 2.62m)

### Bedroom Three

10'6 x 9'1 (3.20m x 2.77m)

### Shower Room

6'11 x 3'10 (2.11m x 1.17m)

### Second Floor Landing (Loft)

Door to all second floor rooms.

### Bedroom Four

13'7 x 12'5 (4.14m x 3.78m)

Access to:

### Eaves Storage

13'9 x 5'1 (4.19m x 1.55m)

### Bedroom Five

14'0 x 9'2 (4.27m x 2.79m)

### Second Floor Bathroom

8'2 x 5'0 (2.49m x 1.52m)

### Rear Garden

38'6 x 15'7 (11.73m x 4.75m )

### On street residents permit parking

### Additional Information:

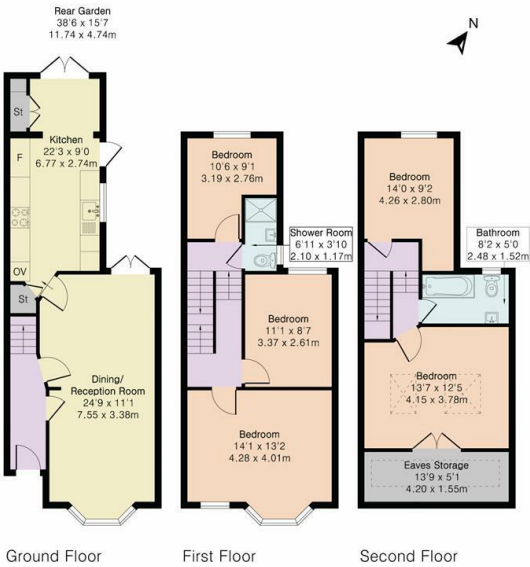
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 1366 sq ft - 128 sq m  
(Excluding Eaves Storage)  
Ground Floor Area 512 sq ft - 48 sq m  
First Floor Area 471 sq ft - 44 sq m  
Second Floor Area 383 sq ft - 36 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		
(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		
78		
44		

## LOCATION



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