



## Tower Hamlets Road, Walthamstow, London, E17 **FOR SALE**

£875,000

 2  2  3

Freehold

- Extended 3 bedroom end of terraced house
- 2 Reception rooms
- Kitchen/diner
- Loft conversion
- Gas central heating
- Walthamstow Central Tube Station: 0.5 mile
- EPC rating: C (69) & Council tax band: C
- South west facing rear garden: 74'0 x 16'6
- On street residents permit parking
- Internal: 1230 sq ft (114 sq m)

This stunning, extended three-bedroom end-of-terrace house in Walthamstow is a true gem. The property has been fully renovated, offering a bright and beautifully decorated interior throughout.

The ground floor features solid Scots pine flooring in the hallway and the rear sitting room, which opens into a spacious kitchen/diner. This area boasts a new kitchen with engineered oak parquet flooring, integrated appliances, and underfloor heating. The rear extension is clad in low-maintenance charred wood, and its bifold doors open onto a private, south-west-facing garden. This garden enjoys sunlight from the afternoon into the evening, making it perfect for alfresco dining. The front reception room features a box bay window and bespoke carpentry.

A newly installed family bathroom on the first floor includes a luxurious claw-foot bath, a separate shower, and elegant brushed brass fixtures. There are also two good-sized bedrooms on this floor. The loft has been converted into a bright, private ensuite bedroom, providing a perfect retreat.

Externally, the front garden includes a convenient bike/buggy shed. Situated on a quiet, friendly street with a strong sense of community, the location is unbeatable. It is a short walk to the vibrant Lloyd Park, which hosts a popular Saturday market. You'll also be close to local favourites like Yardsale Pizza, East of Eden, and Buhler and Co. The property is just a short stroll from Walthamstow Central Tube Station, providing excellent transport links.

This home perfectly blends style, comfort, and a superb location. Shall we take a look?

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## DIMENSIONS

**Entrance:**

Via front door leading into:

**Entrance Hallway**

Staircase leading to first floor. Access to reception room one & reception room two.

**Reception Room One**

14'2 x 13'5 (4.32m x 4.09m)

**Reception Room Two**

14'4 x 12'1 (4.37m x 3.68m)

Door to:

**Kitchen/diner**

23'0 x 11'3 (7.01m x 3.43m)

Door to reception room two. Door to rear garden.

**First Floor Landing**

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

**Bedroom One**

14'4 x 9'8 (4.37m x 2.95m)

**Bedroom Two**

9'8 x 6'8 (2.95m x 2.03m)

**First Floor Bathroom**

9'3 x 8'4 (2.82m x 2.54m)

**Second Floor Landing (Loft)**

Open to:

**Bedroom Three**

15'7 x 13'6 (4.75m x 4.11m)

Door to:

**Ensuite**

8'9 x 3'3 (2.67m x 0.99m)

**Front garden**

15'0 x 10'0 (4.57m x 3.05m )

**Rear Garden (South west facing)**

74'0 x 16'6 (22.56m x 5.03m )

**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

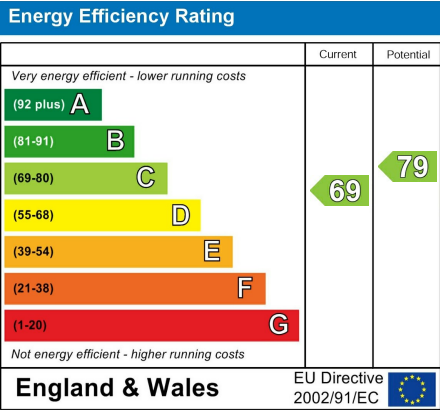
**Approximate Gross Internal Area 1230 sq ft - 114 sq m**  
Ground Floor Area 561 sq ft – 52 sq m  
First Floor Area 421 sq ft – 39 sq m  
Second Floor Area 248 sq ft – 23 sq m



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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