



Barrett Road, Walthamstow, London, E17

Offers In Excess Of £1,100,000

FOR SALE

1 1 3

Freehold

- Victorian double-fronted end terrace house
- 3 large double bedrooms
- Kitchen/diner & Utility room
- Double glazing & gas central heating
- Wood Street Overground station: 0.3 mile
- EPC rating: D (58) & Council tax band: D
- South-facing rear garden
- Off street parking
- Chain-free
- Internal: 1296 sq ft (120 sq m)

This exquisite three-bedroom, Victorian double-fronted end terrace house seamlessly blends stunning period features with modern convenience, all offered to the market chain-free.

The ground floor immediately impresses with a generously sized reception room spanning the full width of the house, featuring two symmetrical bay windows. This elegant space boasts built-in storage and charming feature fireplaces at each end, creating a perfect setting for relaxing or entertaining. Across the hallway, an attractive archway leads you into the generously proportioned kitchen-diner. This bright and airy room offers ample space for family meals and gatherings. Complementing the kitchen is a useful utility space, which provides direct access to the garden and a convenient WC.

Moving upstairs, you will find three large double bedrooms, each meticulously maintained. The two front bedrooms are bathed in natural light thanks to their attractive bay windows and benefit from practical built-in storage. The bedroom positioned at the rear of the home retains its character with original stripped floorboards. A well-appointed three-piece family bathroom serves the upstairs accommodation.

The exterior of the property is equally appealing. To the rear, the private garden is south-facing, ensuring plenty of sunshine. A pathway leads to a lawn area and a shed. This desirable property also features off-street parking at the front.

Located on a quiet residential road, just off Wood Street, you're just moments away from popular eateries like The Lacy Hook and Dudley's. It's within easy walking distance from Walthamstow Village, meaning you are perfectly placed to enjoy the myriad of independent shops, cafes, and restaurants that both areas are renowned for. Commuting is made easy, as Wood Street Overground station is just around the corner, providing excellent links for the daily commute.

Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to reception room & Kitchen/diner.

Ground Floor WC

Reception Room

22'10 x 14'10 (6.96m x 4.52m)

Open plan kitchen/diner

20'1 x 11'5 (6.12m x 3.48m)

Open to

Utility Room

7'4 x 7'2 (2.24m x 2.18m)

First Floor Landing

Door to all first floor rooms.

Bedroom One

17'3 x 9'10 (5.26m x 3.00m)

Bedroom Two

14'0 x 11'3 (4.27m x 3.43m)

Bedroom Three

14'0 x 11'3 (4.27m x 3.43m)

First Floor Bathroom

8'4 x 6'7 (2.54m x 2.01m)

Rear Garden (South-facing)

Off Street Parking

Driveway.

Additional Information:

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

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

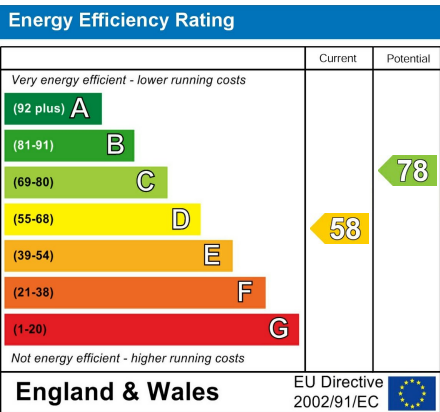
Approximate Gross Internal Area 1296 sq ft – 120 sq m
Ground Floor Area 678 sq ft – 63 sq m
First Floor Area 618 sq ft – 57 sq m



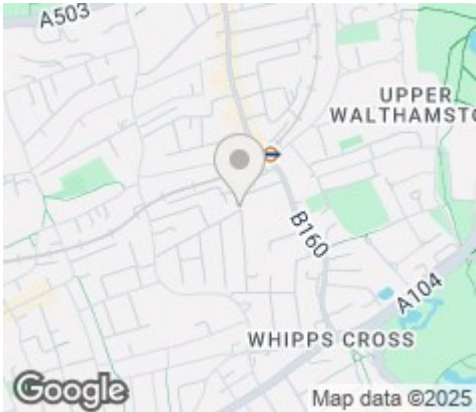
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on 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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