



## Barclay Road, Walthamstow, London, E17

Offers In The Region Of £750,000

Freehold

**FOR SALE**

1 2 2

- Victorian terraced cottage
- 2 Double bedrooms
- Kitchen/lounge/diner
- 2 Bathrooms
- Gas central heating
- EPC rating: D (65)
- Council tax band: B
- Rear garden: 33'10 x 13'7
- On street residents permit parking
- Internal: 766 sq ft (72 sq m)

This charming Victorian two double bedroom terraced cottage offers a blend of period features and modern living in a sought-after Walthamstow Village location. A beautiful tiled pathway leads to the front door. Inside, the welcoming reception room boasts a bay window and an original fireplace. Passing the stairs, there is a convenient ground-floor shower room with a WC. The spacious kitchen is a highlight, featuring plenty of storage, a breakfast bar, skylights, and room for a dining table. French doors open onto the large rear garden, which includes a patio, raised beds, decking, and a shed at the end.

Upstairs, both double bedrooms are similar in size and both feature built-in storage. The front bedroom retains an original fireplace and has two large windows. The rear bedroom benefits from built-in storage and access to the main first floor bathroom, which features a three-piece suite with a shower over the tub and another original fireplace. Handy loft access provides excellent storage.

The property is ideally situated near the vibrant eateries, pubs, and independent shops of Walthamstow Village, including Pavement, Bora & Sons, and Eat 17. Excellent transport links are available from Wood Street Overground and Walthamstow Central stations, and on-street residents' permit parking is available.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading directly into:

### Reception Room

12'2 x 11'2 (3.71m x 3.40m)

### Inner Hall

Staircase leading to first floor. Door to ground floor shower room. Open to reception room & kitchen/diner.

### Kitchen/lounge/diner

23'4 x 11'2 (7.11m x 3.40m)

Sliding patio doors leading to rear garden.

### First Floor Landing

Door to bedroom one & bedroom two.

### Bedroom One

11'4 x 10'2 (3.45m x 3.10m)

### Bedroom Two

11'2 x 9'10 (3.40m x 3.00m)

Door to:

### First Floor Bathroom

8'1 x 6'8 (2.46m x 2.03m)

### Rear Garden

33'10 x 13'7 (10.31m x 4.14m)

Door to shed.

### Shed

On street residents permit parking

### Additional Information:

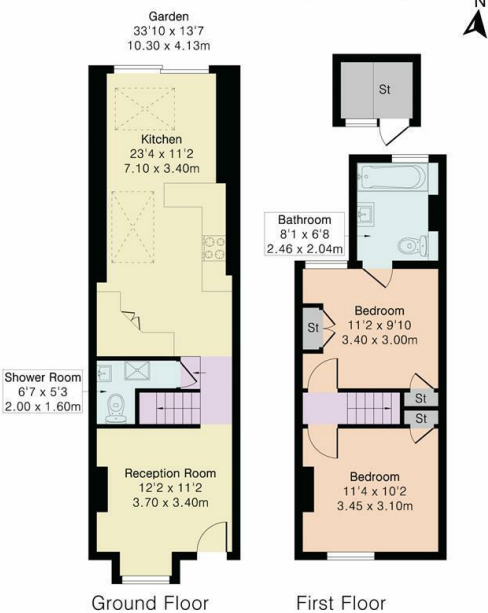
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### 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 766 sq ft - 72 sq m  
Ground Floor Area 448 sq ft - 42 sq m  
First Floor Area 318 sq ft - 30 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		87
(69-80) C		
(55-68) D	65	
(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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