



Stirling Road, Walthamstow, London, E17

Offers In Excess Of £650,000

FOR SALE

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Freehold

- 3 Bedroom semi-detached house
- Double glazing & gas central heating
- Blackhorse Road Tube station: 0.4 mile
- Potential for rear & side story extensions (STPP)
- EPC rating: D (58)
- Council tax band: D
- Rear garden
- Attached garage
- Chain-free
- Internal: 978 sq ft (91 sq m)

A three-bedroom, semi-detached house on Stirling Road.

Requiring refurbishment and modernisation throughout, this blank canvas has bags of potential. There is plenty of scope to extend, whether to the side or the rear (subject to the usual consents and permissions of course). As currently configured the house comprises a through reception room and kitchen on the ground floor, with three bedrooms and the family bathroom upstairs. Outside there is off street parking to the front, a garage, and a well-proportioned garden to the rear.

The property is in the Higham Hill area of E17 and is thus located within walking distance of Blackhorse Road station, making the daily commute just that bit easier. It's also on the doorstep of Walthamstow Beer Mile, with enough taprooms to cover every day of the week.

Shall we take a look...?

Stirling Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

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

Reception/Diner

24'4 x 11'5 (7.42m x 3.48m)

Kitchen

8'0 x 6'4 (2.44m x 1.93m)

First Floor Landing

Door to all first floor rooms.

Bedroom One (Primary)

11'2 x 10'10 (3.40m x 3.30m)

Bedroom Two

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

Bedroom Three

7'11 x 6'0 (2.41m x 1.83m)

First Floor Bathroom

6'11 x 6'1 (2.11m x 1.85m)

Rear Garden

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

Notice:

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

Disclaimer:

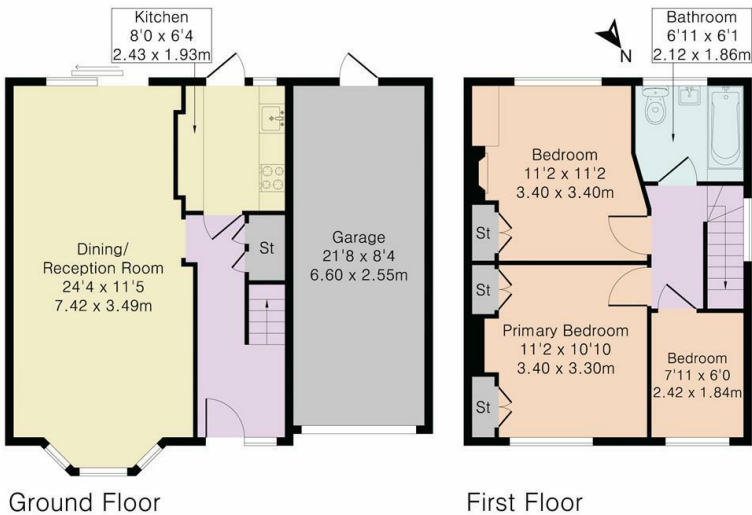
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 978 sq ft - 91 sq m

Ground Floor Area 591 sq ft - 55 sq m

First Floor Area 387 sq ft - 36 sq m



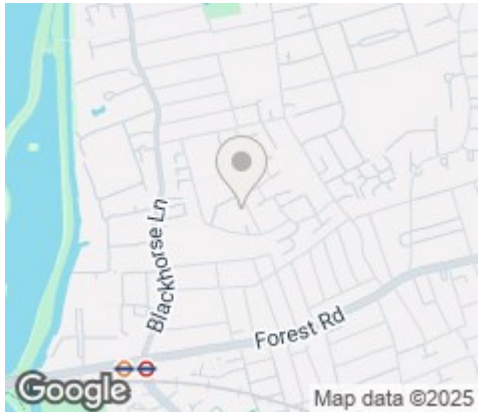
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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

