

Hitcham Road, Walthamstow, London, E17

Offers In Excess Of £450,000

Leasehold

- 2 Bedroom ground floor maisonette
- Gas central heating
- Ideally located near Lea Bridge Road's amenities
- Lea Bridge Road Overground station: 0.5 mile
- Fantastic bus links
- EPC rating: C (69)
- Council tax band: B
- Rear garden: 27'2 x 18'
- On street resident permit parking
- Internal: 601 sq ft (56 sq m)

FOR SALE

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This charming two-bedroom, ground-floor maisonette on Hitcham Road offers a perfect blend of character and convenience, nestled right on the border where Walthamstow meets Leyton. Upon entering, the front-facing reception room provides a warm and inviting space, boasting a large bay window, a working fireplace, and beautiful exposed floorboards that flow seamlessly through the hallway and into the bedrooms. The first bedroom is positioned just behind the reception room and features its own fireplace, maintaining the home's period charm.

Continuing through the property, the hallway offers practical built-in storage, leading to a well-appointed kitchen complete with a classic Belfast sink. The kitchen provides direct access to the rear garden, where a pathway leads to a private patio area, ideal for outdoor relaxation. Back inside, the bathroom is located off the hallway and is finished with floor-to-ceiling tiles and a three-piece suite, including a shower over the bath. At the very rear of the home is the second bedroom, currently utilised as a bright home office and benefiting from two windows that allow plenty of natural light to flood in.

The location is ideally suited for enjoying the best of East London. Whether heading into E17 towards the vibrant Crate St James or venturing across Lea Bridge Road into E10, you'll find a fantastic selection of bars and eateries, including those along Francis Road such as Yardarm, Marmelo and CCP Home Kitchen. The stunning Walthamstow Wetlands and the vast Marshes are both nearby, offering miles of scenic trails.

Commuting and travel are made easy with Lea Bridge Road Overground station, located just half a mile away, and Walthamstow Central, which is also within walking distance for easy access to the Victoria Line. This, combined with excellent bus routes linking you to the City, Westfield, and the Olympic Park, makes it easy to see why this area is so highly sought after.

Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Access to all rooms.

Reception Room

13'7 x 10'9 (4.14m x 3.28m)

Kitchen

7'7 x 7'7 (2.31m x 2.31m)

Door to rear garden.

Bedroom One

10'9 x 10'5 (3.28m x 3.18m)

Bedroom Two/Study

11'1 x 7'0 (3.38m x 2.13m)

Bathroom

7'7 x 4'7 (2.31m x 1.40m)

Rear garden

27'2 x 18'4 (8.28m x 5.59m)

Private section of beautifully maintained rear garden

On street residents permit parking

Additional information:

Lease Term: 189 years from 24 June 1999

Lease Remaining: 163 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £0 - Per Annum

Local Authority: London Borough Of Waltham Forest

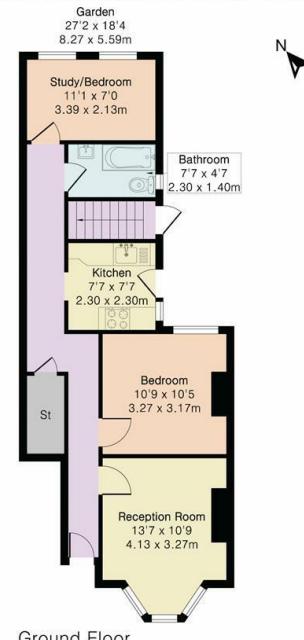
Council tax band: B

Disclaimer:

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FLOORPLAN

Approximate Gross Internal Area 601 sq ft - 56 sq m



PINK PLAN

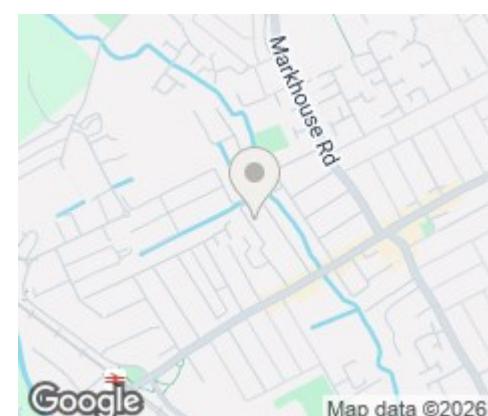
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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