Pearl Road, Walthamstow, London, E17

FOR SALE

A wonderfully spacious and beautifully presented four bedroom terraced house on Pearl Road. Spread over three floors and offering in excess of 1200 square feet of internal space, this is a family home that ticks all the boxes.

Engineered wood flooring underfoot leads you from the bright, welcoming hallway into the front reception. This is a charming room and clearly equally appealing whether hunkering down in the depths of winter, or enjoying the sunlight pouring in through the bay window on a clear Spring day. The feature fireplace gives it a real focal point, with shelving and built in storage in the alcoves either side.

The back of the house is occupied by a full width, 200 square foot kitchen diner. This space is uber practical for modern family life, and we think will be the room that young and old will gravitate towards, whatever the time of day. The kitchen part is beautifully kitted out with sleek, modern fitted units, wooden worktops and colourful metro tiled splashbacks. The diner part of the double act feels full of light and life, and we can easily imagine mealtimes being eagerly anticipated...

Dimensions:

Entrance
Via front door leading into:
Entrance Hallway
Staircase leading to first floor. Door to all ground floor rooms.

Lounge
15'5 x 11'11
Dining Room
13'2 x 10'9
Door to rear garden. Open to:
Kitchen
9'10 x 6'4

First Floor Landing
Door to:
Bedroom One
15'0 x 10'11
Bedroom Two
12'9 x 10'8
Bedroom Three
10'10 x 6'5

First Floor Bathroom
6'1 x 6'5

Second Floor Landing (Loft)
Door to:
Bedroom Four
20'10 x 10'8

Ground Floor Bathroom
6'8 x 5'0

Rear Garden
approx 30’

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.

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EPC CHART

FOR SALE

Pearl Road, Walthamstow, London, E17
Offers In Excess Of £775,000
Freehold

- Victorian Mid Terrace House
- Four Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Gas Central Heating
- Lloyd Park Nearby
- 0.5m To Walthamstow Central Station
- Council Tax Band: D
- Approx 30ft Rear Garden
- 1254 Sq Ft (116.5 Sq M)

Freehold

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Upstairs, the four bedrooms are split across the two floors. On the first floor there are two solid doubles (one front with bay and one back), together with a single front aspect bedroom. All are as tastefully presented as the rooms below, as is the family bathroom on this floor, which is three piece and comes complete with rainfall shower over the bath.

The internal spaces are completed by the incredibly spacious master bedroom in the loft extension. It’s dual aspect and has an en suite shower room to boot.

Outside you’ll discover a peaceful private rear garden, with lawn, border planting and a paved area for al fresco relaxing in the warmer months. There’s even a large shed/outbuilding to store your deckchair and mower in.

Walthamstow is an amazing place, isn’t it? And this part of E17 is no exception. There is literally no end of things to do and see (or indeed eat and drink). If you’re hungry, there is a staggering choice of cuisines on offer on Hoe Street, from pizza at SoDo or Yard Sale, to Thai, Indian, pub grub and many, many more. There are also plenty of places to meet up with friends for the evening, be it for a pint at The Bell, or a spot of comedy at the Rose & Crown. If you overindulge the night before (surely not?), this can easily be cured by a quick set or two of tennis at nearby Lloyd Park, or even just a stroll with the kids around the beautiful gardens.

Speaking of the little ones, why not wander along to the Empire cinema for the chance of an hour or two of escapism whilst watching the latest animated release. And when the delights of the weekend draw all too quickly to a close, this property is ideally located for the commute into town, with Walthamstow Central station but a short walk away.