



**Ground Floor**

[Symbol] = Reduced headroom below 1.5 m / 5'0  
 Approximate Gross Internal Area  
 Ground Floor = 56.5 sq m / 608 sq ft  
 First Floor = 42.2 sq m / 454 sq ft  
 Second Floor (Excluding Reduced headroom) = 31.5 sq m / 339 sq ft  
 Eaves / Reduced Headroom = 9.1 sq m / 98 sq ft  
 Total = 139.3 sq m / 1499 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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**Directions**

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**4 Bed  
House - Terraced  
located in**



# 27 Fulbourne Road

LONDON  
E17 4AV

Offers Over £725,000  
Freehold



FREEHOLD TERRACED HOUSE --- THREE FLOORS --- 1 W/C, 1 BATHROOM & 1 EN-SUITE --- LARGE KITCHEN --- GREAT CONDITON --- MODERN THROUGHOUT --- GOOD SIZE GARDEN --- CHAIN FREE

London's Local Property Agent, Humphrey & Co Estates are very proud to introduce to the sales market this impeccable four bedroom terrace house arranged over three floors boasting bright and modern interiors throughout. Sensationally refurbished throughout. The ground floor's combination of two large reception rooms, W/C underneath the staircase leading to a large spacious open plan kitchen with patio doors to the rear garden which is landscaped and paved. First floor you have two double bedrooms with a very large fully tiled bathroom which will make a lovely family bathroom including a bath and shower cubicle. Second floor has two additional bedrooms with an en-suite to front facing bedroom. The heart of Walthamstow Village is less than a half mile away on foot; peaceful, part-pedestrianised streets, historic architecture and some of the best bars, restaurants and family-friendly gastropubs Walthamstow has to offer right on your doorstep. Excellent transport links just moments away from this property. Area Type Urban. Stone throw away from Wood Street which has been nominated for the 2017 Urbanism Awards 'The Great Street Award'.

A WORD FROM THE OWNER. "I have worked really closely with my architect and builder to create a spacious and elegant home. - You're surrounded by excellent schools, there are eight within walking distance, all rated 'Good' or better by Ofsted. - Walthamstow Central Station, with direct 20 minute runs to Oxford Circus and Liverpool Street, is less than a half mile away on foot. - For long family walks and boat hire, Epping Forest and Hollow Pond are just a 15 minute walk to the east.-Located close to Wood Street station, which has great links into Liverpool Street in approximately 20 minutes".

## Summary

