



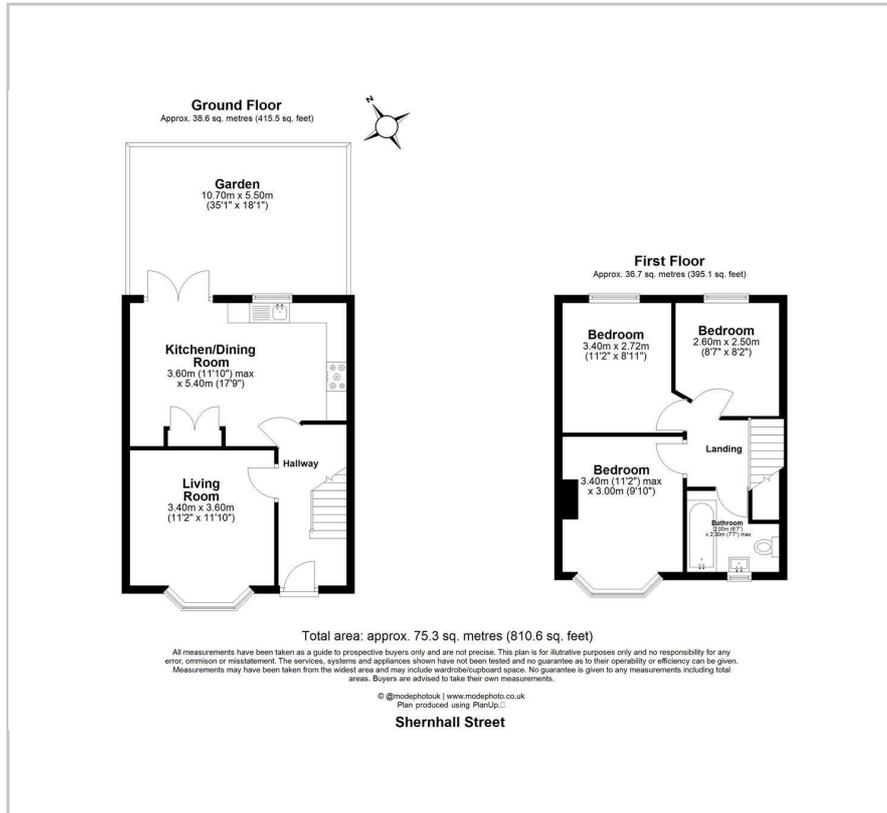
**Shernhall Street**

, London, E17 9HS

**Offers in excess of £750,000**



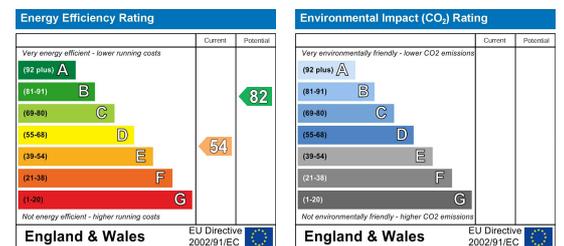
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedroom Home
- Private Rear Garden
- Good Condition Throughout
- Walking Distance To Walthamstow Village
- 0.4 Miles To Wood Street Station
- Set Across Two Floors
- Potential To Extend To The Rear And Loft (STPP)
- 75.3 Sq M - 810.6 Sq Ft



A beautifully arranged three-bedroom home offering bright, well-balanced living space across two floors, complemented by a private rear garden and an excellent layout suited to modern family life.

The ground floor welcomes you with an entrance hallway leading to a comfortable front-facing living room, ideal for relaxing evenings. To the rear, a spacious open-plan kitchen and dining area forms the heart of the home, providing a sociable and practical space for cooking, dining, and entertaining. Double doors open directly onto the garden, creating a seamless indoor-outdoor connection and allowing natural light to flood the space.

Upstairs, the property offers three well-proportioned bedrooms, including two generous rooms and a versatile third bedroom that works perfectly as a child's room, guest room, or home office. A well-appointed family bathroom is accessed from the landing.

Outside, the private rear garden provides an excellent setting for outdoor dining, entertaining, or simply enjoying time outdoors.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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