



Eden Road, Walthamstow, London, E17

Offers In Excess Of £825,000

Freehold

FOR SALE

2 1 2

- 2 Double bedroom semi-detached cottage
- Kitchen/Diner
- First floor bathroom
- Gas central heating/wood burner
- Located within the heart of Walthamstow Village
- Walthamstow Central tube station: 0.4 mile
- EPC rating: D (63) & Council tax band: C
- Rear garden: 80ft x 16ft
- On street permit parking
- Internal: 1098 sq ft (102 sq m)

Upon entering this delightful two-double-bedroom semi-detached cottage, you're greeted by a welcoming reception room bathed in natural light from a generous window and featuring the inviting warmth of a wood-burning stove. This flows effortlessly into a spacious open-plan kitchen and dining area, where the exquisite wooden Mosaic Fingers Parquet flooring immediately catches the eye. This versatile space offers ample room for a substantial dining table, perfect for entertaining, and benefits from large glass doors that open directly onto the peaceful east-facing rear garden. Here, a verdant lawn, adorned with established plants and shrubs, provides a picturesque backdrop, leading to a generously sized patio area that's ideal for al fresco dining and relaxation. The back of the garden looks out onto nothing but thick trees, ensuring it's wonderfully quiet.

Ascending to the first floor, two substantial double bedrooms offer comfortable and private spaces. One bedroom is beautifully appointed with a natural fibre carpet and calming neutral walls, while the other showcases the timeless appeal of exposed original wooden floorboards complemented by soothing pale yellow walls. A well-appointed family bathroom completes this upper level, catering to all practical needs.

This home benefits from its enviable location within Walthamstow Village, a highly sought-after area renowned for its independent shops and an array of delightful eateries, including Bora and Sons greengrocer and Eat 17, offering a true sense of community and urban charm. Furthermore, excellent transport links are within easy reach, with Walthamstow Central station just a short stroll away, ensuring swift and convenient access to the wider London network.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to rear garden and reception room/kitchen/diner.

Reception Room

13'8 x 12'4 (4.17m x 3.76m)
Staircase leading to first floor. Open to:

Kitchen/Diner

28'9 x 11'3 (8.76m x 3.43m)
Access to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'6 x 12'2 (4.42m x 3.71m)

Bedroom Two

12'3 x 10'8 (3.73m x 3.25m)

First Floor Bathroom

8'8 x 6'6 (2.64m x 1.98m)

Rear Garden

80'0 x 16'0 (24.38m x 4.88m)

Front Garden

16'0 x 11'3 (4.88m x 3.43m)

On Street Permit Parking

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Notice:

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

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 1098 sq ft - 102 sq m
Ground Floor Area 619 sq ft - 58 sq m
First Floor Area 479 sq ft - 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures 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		
(1-20) G		
Not energy efficient - higher running costs		
	63	81
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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