



## Ruby Road, Walthamstow, London, E17

Offers In Excess Of £850,000

**FOR SALE**

 1  1  3

Freehold

- 3 bedroom Victorian terraced house
- Double glazing & gas central heating
- Sought after turning
- Potential to extend (STPP)
- Lloyd Park closeby
- Walthamstow Central Tube station: 0.5 mile
- EPC rating: C (69) & Council tax band: D
- On street residents permit parking
- Chain-free
- Internal: 926 sq ft (86 sq m)

Nestled in a highly sought-after location, this chain-free Victorian terraced house immediately captivates with a red-brick facade and charming tiled path.

Step inside to discover a bright, open-plan living area anchored by high-quality engineered walnut flooring throughout the ground floor. The spacious reception room at the front, featuring an elegant bay window, flows seamlessly into a stylish kitchen and dining room at the rear, which includes a practical breakfast bar. Beyond the kitchen, a convenient lean-to storage area provides access to the lovely west-facing garden. This outdoor sanctuary features a patio, raised beds, and a versatile summerhouse-style shed—perfect for enjoying the afternoon sun.

The first floor includes two spacious double bedrooms. One bedroom, located at the front of the house, features a bay window and built-in storage, while the other, situated at the back, offers views of the garden. Additionally, there is a modern family shower room that boasts the luxury of underfloor heating. The third, smaller bedroom is currently configured as a study. All three bedrooms retain their character with original wooden floorboards. Furthermore, the attic presents superb potential for conversion into a fourth bedroom and a possible extension (STPP).

The location is truly exceptional. Enjoy immediate access to Lloyd Park, ideal for weekend strolls, the Saturday food market, and the renowned William Morris Gallery and Deeneys. For commuters, travel is effortless, with Walthamstow Central Station just a ten-minute walk away. Local entertainment includes the recently opened Soho Theatre Walthamstow and the historic Walthamstow Trades Hall. You'll find everything you need right on your doorstep, with excellent schools, shops, and popular eateries all within easy reach. Nature lovers will appreciate the vast green spaces of Epping Forest, Walthamstow Wetlands, and Hollow Ponds, all just a walk or short bus ride away.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### Reception Room

13'3 x 11'10 (4.04m x 3.61m )

Open to:

### Kitchen/Dining Room

17'2 x 13'7 (5.23m x 4.14m )

Open to kitchen/diner. Door to:

### Lean To

8'4 x 5'11 (2.54m x 1.80m )

Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'10 x 10'10 (4.52m x 3.30m)

### Bedroom Two

12'4 x 10'11 (3.76m x 3.33m )

### Bedroom Three

9'6 x 5'10 (2.90m x 1.78m )

### Shower Room

6'8 x 6'1 (2.03m x 1.85m )

### Rear Garden

### On Street Residents Permit Parking

### Additional Information:

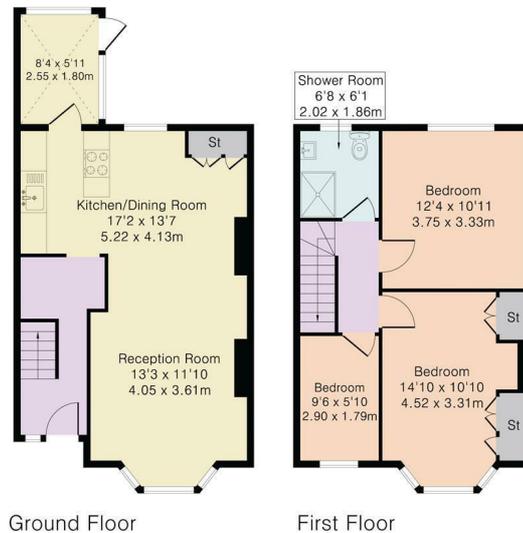
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 926 sq ft – 86 sq m  
Ground Floor Area 484 sq ft – 45 sq m  
First Floor Area 442 sq ft – 41 sq m



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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