



Barrett Road, Walthamstow, London, E17

Offers In Excess Of £1,000,000

Freehold

FOR SALE

1 1 4

- Chain-free
- Victorian double-fronted end-terrace house
- Rare wraparound corner plot
- Impressive full-width double reception room
- Off-street parking
- South-facing rear garden with potential to extend
- Wood Street Overground station: 0.3 miles
- Walthamstow Village: 0.5 miles
- EPC rating: D (58)
- Council tax band: D

This exceptional, chain-free Victorian double-fronted end-terrace house offers a rare combination of striking kerb appeal, generous proportions and period charm, in a highly sought-after location between Wood Street and Walthamstow Village.

Externally, the property boasts twin bay windows and handsome Victorian brickwork and occupies a wraparound corner plot with off-street parking and gardens to the front, side and rear — features seldom found together in houses of this period.

Inside, the ground floor has been recently refurbished with oak herringbone flooring and boasts an impressive double reception room spanning the width of the house, with high ceilings, two symmetrical bay windows and a fireplace at each end. Original corncicing and ceiling roses have been carefully restored, while bespoke fitted shelving and cabinetry, crafted in birch plywood, add contemporary style and practicality. This is an elegant, flexible space suited to everyday living and entertaining.

Across the hallway, an archway opens into a spacious kitchen diner, also benefitting from a large bay window, with a separate WC and utility space, leading to a sunny, south-facing rear garden. Ample outdoor space provides scope to extend the house at the rear or side, subject to planning consent.

Upstairs, a spacious landing leads to four bedrooms and a family bathroom. The two principal front bedrooms each feature a bay window and fitted wardrobes. The rear bedrooms have restored original wooden floorboards. One is a sunny double room overlooking the garden, while the other is ideal as a child's bedroom or home office.

Ideally located on a quiet residential street just a short stroll from Walthamstow Village, Wood Street station, excellent schools, and a wide range of independent shops, cafes and restaurants.

Shall we take a look?

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DIMENSIONS

Ground Floor WC
5'0 x 2'11 (1.52m x 0.89m)

Reception Room
22'11 x 13'0 (6.99m x 3.96m)

Open plan kitchen/diner
20'2 x 11'7 (6.15m x 3.53m)

Utility Room
7'3 x 6'11 (2.21m x 2.11m)

Bedroom One
14'0 x 11'3 (4.27m x 3.43m)

Bedroom Two
14'0 x 11'3 (4.27m x 3.43m)

Bedroom Three
10'2 x 9'11 (3.10m x 3.02m)

Bedroom Four
6'11 x 5'10 (2.11m x 1.78m)

First Floor Bathroom
8'4 x 6'11 (2.54m x 2.11m)

Rear Garden (South-facing)

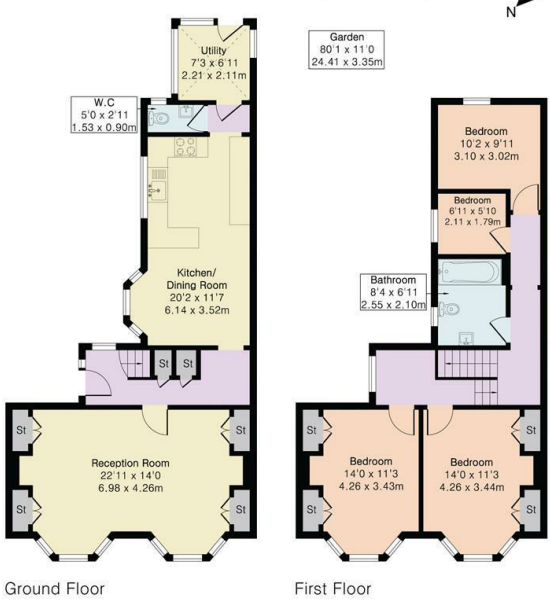
Off Street Parking
Driveway.

Additional Information:
Local Authority: London Borough Of Waltham Forest

Disclaimer:
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FLOORPLAN

Approximate Gross Internal Area 1297 sq ft - 120 sq m
Ground Floor Area 679 sq ft - 63 sq m
First Floor Area 618 sq ft - 57 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		
	58	78
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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