

## Directions

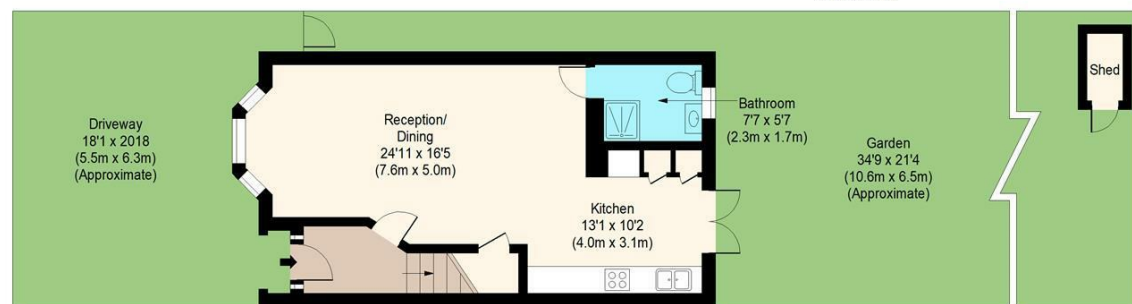
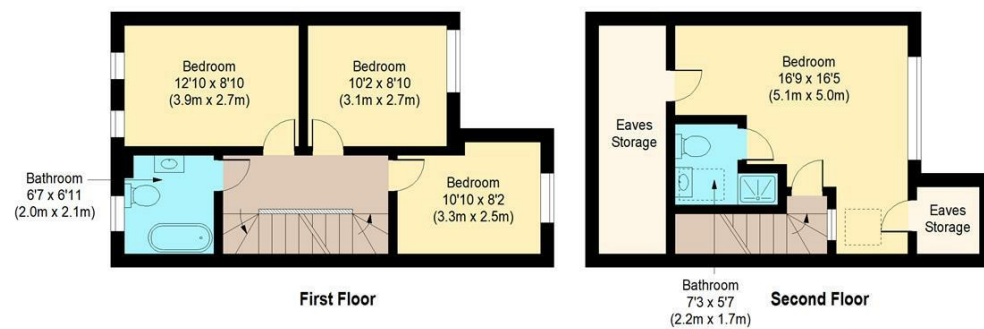
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>87</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>77</b>               |           |
| (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 |           |



## Ground Floor

**william rose**  
Hale End Road, E17

Approximate Gross Internal Floor Area : 117.33 sq m / 1263 sq ft  
Approximate Gross Eaves Storage Area : 9.75 sq m / 105 sq ft  
Shed : 1.21 sq m / 13 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 7/1/2026



## 146A Hale End Road, London, E17 4DU

Offers Over £599,995

- Semi detached house
- Four double bedrooms
- Open plan kitchen
- Easy access to A406 and M11
- Short walk to Eppig Forest
- Off-street parking
- Three bathrooms
- Close to Thorpe Hall Primary School
- Transport links to Highams Park station and Walthamstow Central
- Near cycling routes

# 146A Hale End Road, London E17 4DU

A Spacious Four-Bedroom Semi-Detached Family Home in a Prime Walthamstow Location with off-street parking



Council Tax Band: E



Situated in Hale End Road, this well-presented four-bedroom semi-detached home offers generous living space, modern convenience and an excellent location ideal for families.

The property features a spacious driveway providing off-street parking and a well-balanced layout throughout. Inside, you'll find four good-sized bedrooms complemented by three bathrooms, making the home perfectly suited to growing families or multi-generational living. The versatile accommodation allows for comfortable everyday living as well as entertaining.

Conveniently located close to the A406, the property offers excellent transport links for commuters, while remaining within easy reach of local shops, amenities and green spaces. Families will particularly appreciate the proximity to the highly regarded Thorpe Hall Primary School, making school runs simple and stress-free.

This attractive home combines space, location and practicality, presenting a fantastic opportunity for buyers seeking a family home in one of Walthamstow's most convenient settings.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose