Goldsmith Road, E17 6AN
London

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Hotpoint
IMPORTANT

Goldsmith Road, E17 6AN

A Well-Connected Home

Situated on Goldsmith Road in Walthamstow, this home is well placed to enjoy everything this popular part of East London has to offer!

The surrounding neighbourhood combines an established residential feel with convenient access to local shops, schools, green spaces and transport links. Whether you're stepping onto the property ladder or looking for a well-connected London home, this location offers plenty of appeal.

Blackhorse Road station is approximately 0.5 miles away, providing Victoria line and London Overground services, with connections towards King's Cross, Oxford Circus and beyond. Northumberland Park station is around 0.9 miles away, offering further rail connections.

For everyday essentials, local shops and bus stops are within easy reach. Walthamstow High Street and its famous market offer a wider choice of retailers, food stalls, cafés and places to eat, while the nearby Blackhorse Lane area has a growing selection of independent businesses and food spots.

The area is also well served by schools, with Hillyfield Primary Academy and Eden Girls' School, Waltham Forest, approximately 0.2 miles away. For outdoor activities, Tottenham Marshes is around 0.5 miles away, providing open green space for walking, running and cycling.

WHAT ELSE?

Guide Price £675,000

- **Chain Free**
- **Hillyfield Primary Academy approximately 0.2 miles away.**
- **Tottenham Marshes approximately 0.5 miles away, ideal for walks, running and cycling.**
- **Blackhorse Lane has a growing selection of independent businesses, cafés and food spots.**
- **Approximately 0.5 miles to Blackhorse Road station, offering Victoria line and London Overground services.**
- **Eden Girls' School, Waltham Forest, approximately 0.2 miles away.**
- **Local bus routes provide further connections around Walthamstow and neighbouring areas.**
- **Whittingham Primary Academy around 0.3 miles away**

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Council Tax Estimate: £2,025
Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

Reception 21'3" x 23'2" (6.50 x 7.07)

Kitchen 11'6" x 11'6" (3.52 x 3.52)

Bathroom 6'7" x 9'8" (2.02 x 2.97)

First Floor Landing 4'11" x 14'9" (1.50 x 4.50)

Bedroom One 10'8" x 21'3" (3.26 x 6.50)

Bedroom Two 9'11" x 16'9" (3.03 x 5.12)

Loft Room 12'2" x 10'5" (3.73 x 3.20)

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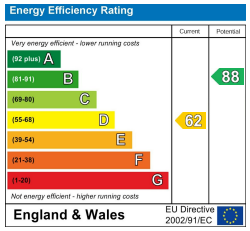

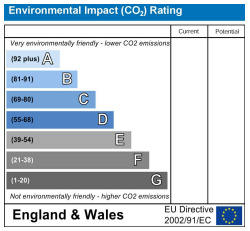

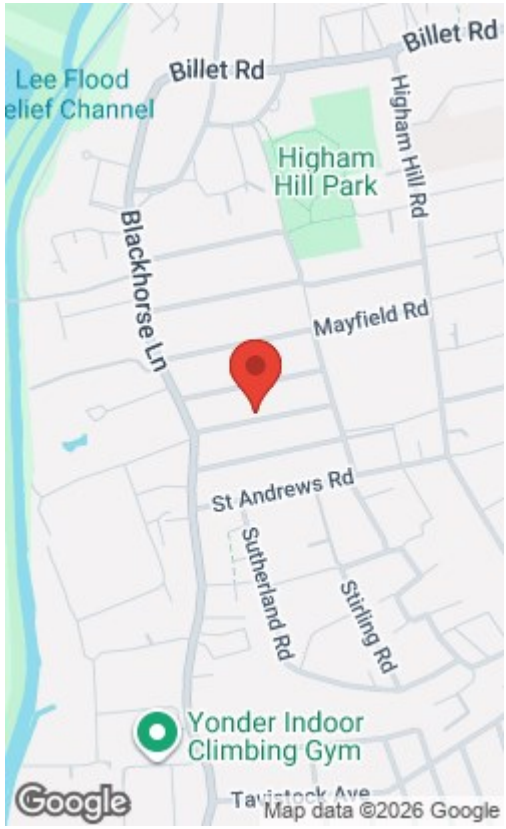

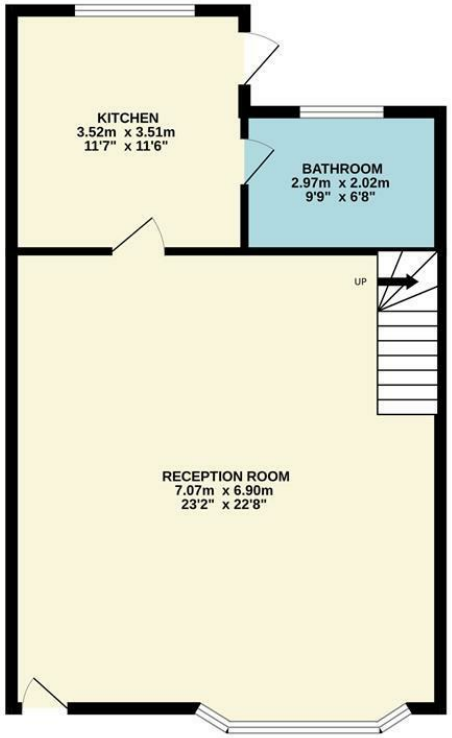

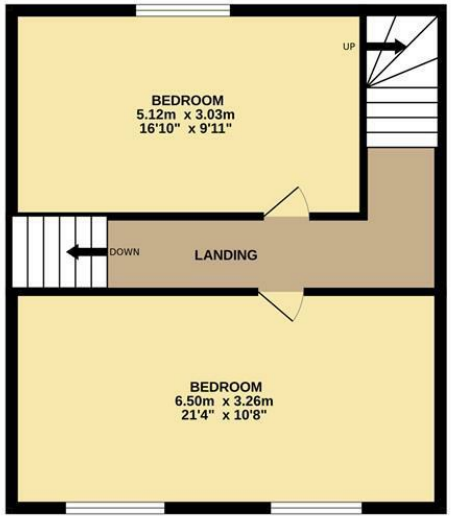

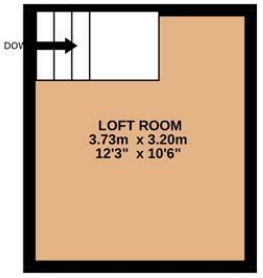

TOTAL FLOOR AREA : 92.0 sq.m. (990 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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