






# Eden Road, Walthamstow, London, E17

£1,175,000

Freehold

**FOR SALE**

 3  1  3

- 3 bedroom Victorian semi-detached house
- 3 Reception areas
- Ground floor WC
- Kitchen/diner & utility area
- Gas central heating
- Walthamstow Village location
- EPC rating: C (69) & Council tax band: C
- 77'1 x 13'1 Rear garden with shed
- On street residents permit parking
- Internal: 1220 sq ft (114 sq m)

This stunning three-bedroom Victorian semi-detached home is located in the sought-after Walthamstow Village.

Boasting immediate kerb appeal with a traditional tiled path, the home offers a delightful blend of period features and contemporary design. Inside, the luxurious front reception room, painted a rich green, features a bay window with shutters and an exposed brick chimney with a log burner. The second reception room impresses with an original fireplace and a beautiful tiled floor.

Sliding doors open to the bright kitchen/dining room, a true heart of the home, featuring herringbone wooden floors, bespoke dusty pink cabinetry, built-in seating, an AGA, and a skylight. Folding doors lead out to the large rear garden with a decked area, lawn, and outbuilding storage. A downstairs WC, utility room and essential storage complete the ground floor.

Upstairs, a skylight brightens the landing. The primary bedroom features a calming moss green and bamboo-design wallpaper, twin windows, built-in storage, a feature fireplace, and an exposed brick wall and herringbone jute carpet, which continues to the landing. The family bathroom features a separate shower and a stylish roll-top bath, set amidst teal walls and Moroccan floor tiles. The third bedroom features lovely floral wallpaper and offers views of the garden.

A short stroll places you right on Orford Road, with popular spots like Eat17, Ruff's Bistro, and Bargo all within easy reach. Families will particularly appreciate the proximity to N Family Club - Walthamstow Nursery. Travel is effortless, with Walthamstow Central station just a brief walk away, offering quick links to central London. Residents also benefit from on-street permit parking.

Shall we take a look?

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## DIMENSIONS

### Entrance

Vis front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room one, reception room two & utility area.

### Ground Floor WC

4'5 x 3'0 (1.35m x 0.91m)

### Reception Room One

14'1 x 10'10 (4.29m x 3.30m)

### Reception Room Two

11'10 x 8'11 (3.61m x 2.72m)

Sliding door leading into kitchen/diner.

### Utility Area

Door to ground floor wc & kitchen/diner.

### Kitchen/diner

18'4 x 13'7 (5.59m x 4.14m)

Open to:

### Lounge

9'10 x 8'7 (3.00m x 2.62m)

x2 sliding patio doors leading to rear garden. Open to kitchen/diner.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'1 x 12'1 (4.29m x 3.68m)

### Bedroom Two

12'6 x 9'6 (3.81m x 2.90m)

### Bedroom Three

11'11 x 8'8 (3.63m x 2.64m)

### First Floor Bathroom

8'6 x 5'7 (2.59m x 1.70m)

### Rear Garden

77'1 x 13'1 (23.50m x 3.99m)

Access to shed.

### Shed

13'1 x 8'2 (3.99m x 2.49m)

On street residents permit parking

### Additional Information:

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

### 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

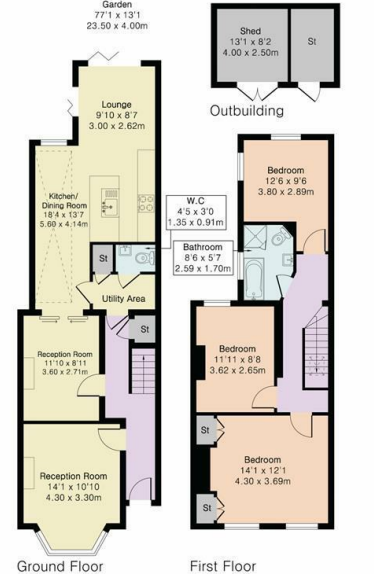
## FLOORPLAN

### Approximate Gross Internal Area 1220 sq ft - 114 sq m (Excluding Outbuilding)

Ground Floor Area 684 sq ft - 64 sq m

First Floor Area 536 sq ft - 50 sq m

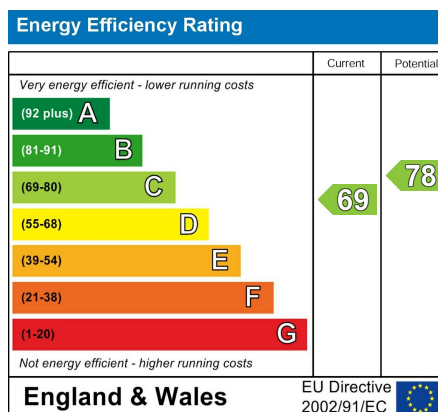
Outbuilding Area 108 sq ft - 10 sq m



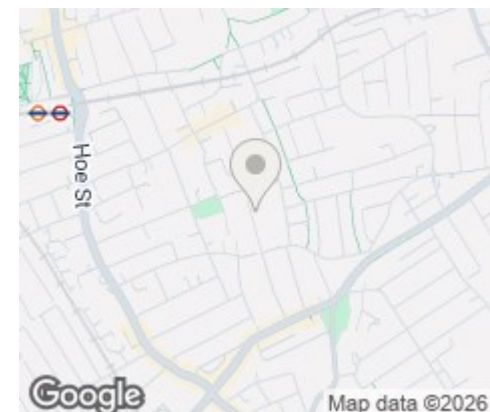
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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



## LOCATION



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