



Bromley Road, Walthamstow, London, E17

Offers In Excess Of £700,000

FOR SALE

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Freehold

- 2 bedroom Victorian terraced house
- 2 Bathrooms
- Double glazing & gas central heating
- Greenleaf Primary School catchment area
- Short walk to Lloyd Park
- Walthamstow Central tube station: 0.7 mile
- Council tax band: C & EPC rating D (67)
- Rear garden
- Chain-free
- Internal: 841 sq ft (79 sq m)

A beautiful two-bedroom terraced house on Bromley Road. Ideally located for the green open spaces of Lloyd Park, it's also within walking distance of Walthamstow Central station, for when you need to get further afield. The many bars and eateries of Hoe Street and the Village are also close by, meaning the weekend is taken care of too.

The property itself is well presented, with plenty of natural light throughout. On the ground floor there is a through reception room, with bay window to the front and French doors to the rear. There is also beautiful wood flooring underfoot. The galley style kitchen sits directly behind, complete with fitted units and wooden work surfaces. The ground floor is then rounded off by the first of the two bathrooms.

Wander upstairs to find the two bedrooms (the larger with swathes of fitted wardrobes) and a stunning family bathroom complete with free standing bath, underfloor heating and separate shower cubicle.

Outside there is a charming courtyard-style garden to the rear - ideal for al fresco dining in the summer months.

Great property - shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to:

Reception Room

11'3 x 10'4 (3.43m x 3.15m)

Open to:

Dining Room

13'10 x 11'2 (4.22m x 3.40m)

Open to reception room. Doors to rear garden. Door to:

Kitchen

9'9 x 7'4 (2.97m x 2.24m)

Inner Hall

Door to bathroom, utility & rear garden.

Utility

Ground Floor Bathroom

7'6 x 7'1 (2.29m x 2.16m)

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'7 x 11'6 (4.14m x 3.51m)

Bedroom Two

11'3 x 7'5 (3.43m x 2.26m)

First Floor Bathroom

9'7 x 7'2 (2.92m x 2.18m)

Rear Garden

Additional Information:

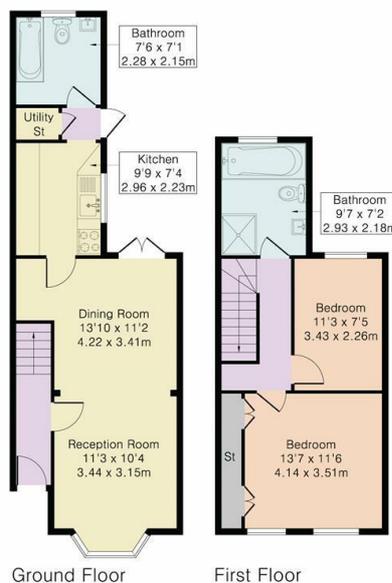
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

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 and floorplans 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 841 sq ft – 79 sq m
Ground Floor Area 458 sq ft – 43 sq m
First Floor Area 383 sq ft – 36 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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