





Roberts Road,
Walthamstow

Price Guide £750,000

Tenure : Freehold

Floor Area : 2267.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 7

Receptions : 4

Bathrooms : 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide price £750,000
situated on Roberts Road in Walthamstow, this generously sized end terrace house presents an exceptional opportunity for families seeking ample space and comfort. Spanning an impressive 2,267 square feet, the property boasts seven well-proportioned bedrooms, making it ideal for larger families or those in need of extra room for guests or a home office.

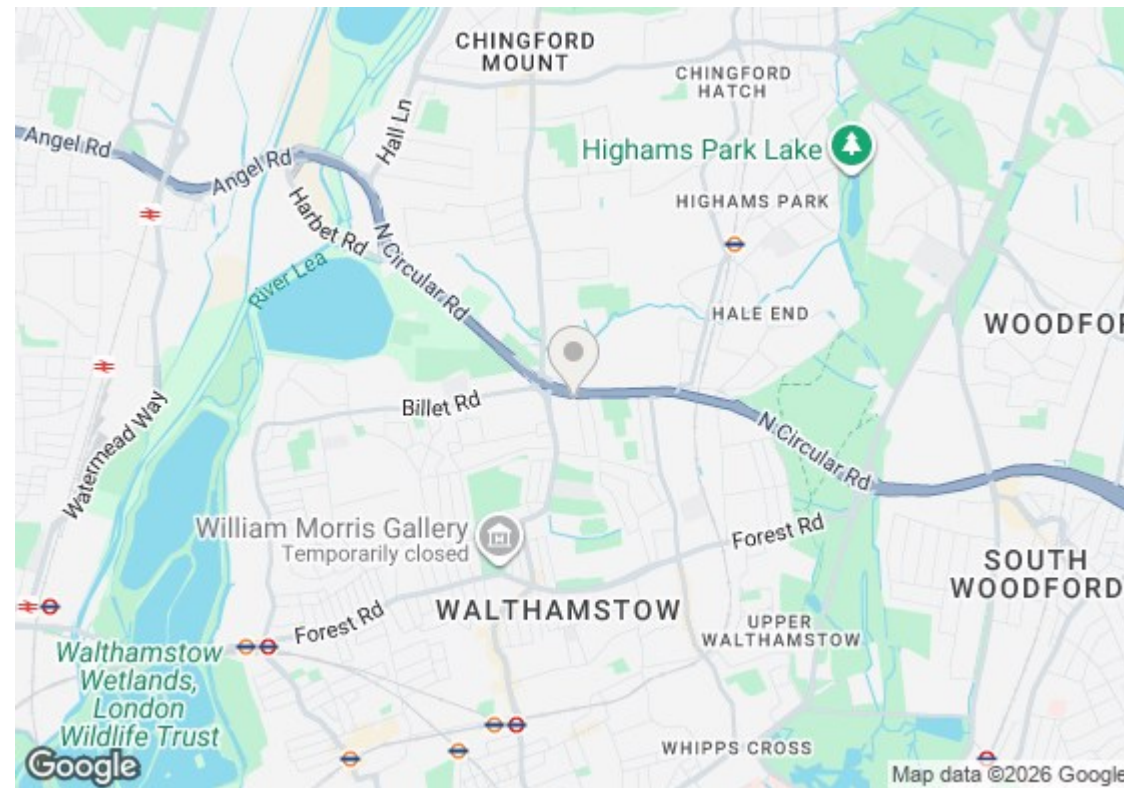
The house features four inviting reception rooms, providing versatile spaces for relaxation, entertainment, or family gatherings. The kitchen diner is a delightful area, perfect for enjoying meals together, while the three bathrooms ensure convenience for all residents. Additionally, the property offers plenty of storage, catering to the needs of a busy household.

Situated close to Billet Roundabout, this home benefits from excellent transport links, with easy access to the A406, M11, and M25, making commuting a breeze. The surrounding area is rich in local amenities, ensuring that all your daily needs are within easy reach.

One of the standout features of this property is the wider than average garden, which not only provides a lovely outdoor space for relaxation and play but also includes the facility to park your car or cars, a rare find in London.

This end terrace house on Roberts Road is a remarkable find, combining spacious living with practicality and convenience. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home.





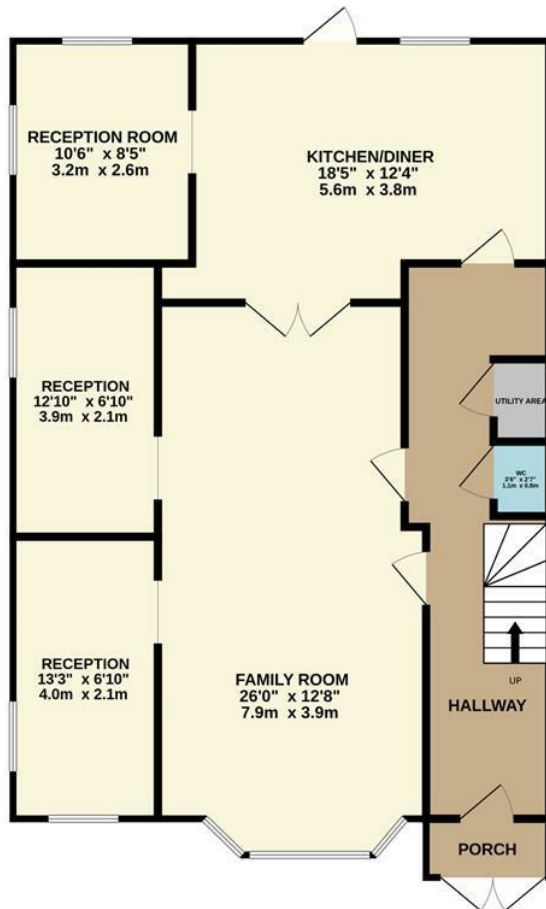


- Seven Bedrooms
- four receptions
- easy access to A406/M11/M25
- Loft converted
- wider than average garden
- amenities close by

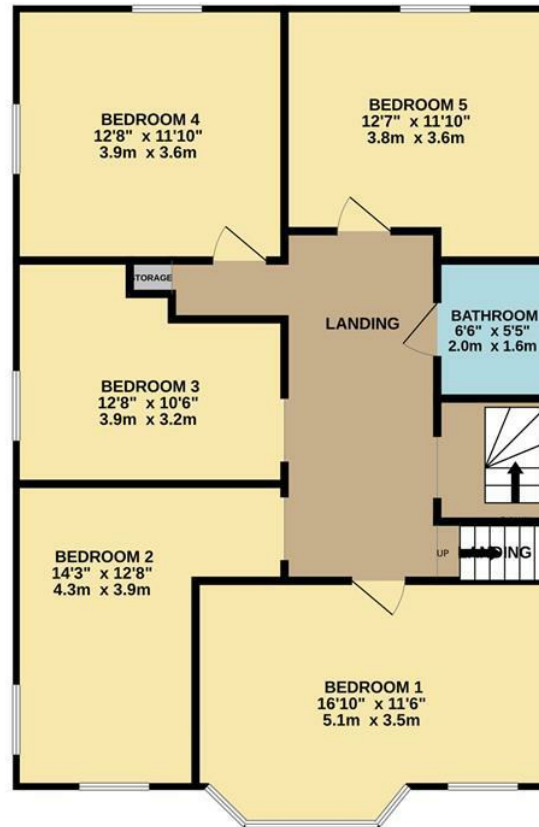
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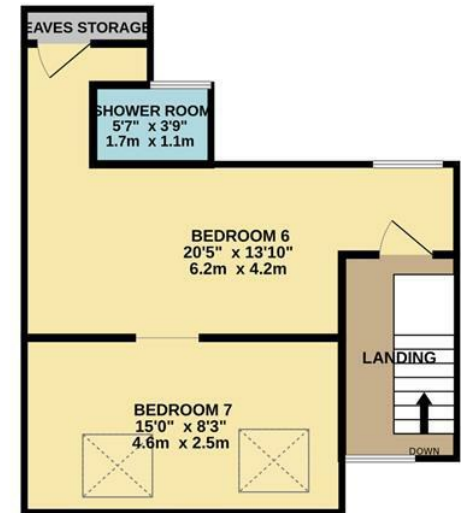
GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.2 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.6 sq.m.) 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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