






Rensburg Road, Walthamstow, London, E17

£1,000,000

Freehold

FOR SALE

 2  1  4

- 4 Bedroom Victorian Terraced House
- Kitchen/Diner
- Loft Conversion
- Double Glazing & Gas Central Heating
- Close proximity to Walthamstow Marsh Wetlands
- EPC Rating: C (73)
- Council Tax Band: C
- Rear Garden: 20'6 x 14'11
- On Street Residents Permit Parking
- Internal: 1330 sq ft (123 sq m)

An utterly charming four-bedroom Victorian family home on Rensburg Road.

This terraced house has bags of kerb appeal, and doesn't disappoint inside. Exceptionally well presented, it blends original period charm with modern family living. With four bedrooms, two bathrooms and a ground floor cloakroom, it's perfectly designed for a growing family.

The ground floor offers generous communal space, laid out for everyday family life. To the front, a bay-windowed reception room has richly toned wood flooring, original cornicing, a decorative ceiling rose, hand-crafted cabinets and a marble fireplace with log burner – the perfect spot for movie night. Wander past the utility room, WC and built-in under-stairs storage to the hub of any home: the kitchen diner. Bi-fold doors and skylights flood it with light and open it straight onto the garden. Quartz worktops and stone flooring with under-floor heating make it as practical as it is handsome – easy to keep clean with a young family. There's ample room to gather for meals, looking over the private rear garden.

On the first floor are two bedrooms and a beautiful four-piece family bathroom with roll-top bath and walk-in rainfall shower. The loft extension adds two further bedrooms, including the principal with generous built-in storage and an ensuite shower room. Period touches run throughout, from original cast-iron fireplaces to plantation shutters.

Outside, the garden has artificial lawn for easy maintenance and border planting, including established fig, damson and gooseberry.

The home is ideally placed for all that Walthamstow offers. The open spaces of Walthamstow Wetlands are on your doorstep – perfect for a stroll. Head the other way for plenty to eat and drink: Crate St James for street food, Weir dough and Beaten by a Whisker for irresistible bread and cakes, plus pubs and bars along the High Street. And when work beckons, St James Street station is a short walk away, making the commute that bit easier.

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DIMENSIONS

Reception Room

19'4 x 10'10 (5.89m x 3.30m)

Kitchen/Diner

18'2 x 12'6 (5.54m x 3.81m)

Utility Room

5'3 x 5'2 (1.60m x 1.57m)

Ground Floor WC

Bedroom One

14'1 x 11'1 (4.29m x 3.38m)

Bedroom Two

11'6 x 9'2 (3.51m x 2.79m)

First Floor Bathroom

10'8 x 8'4 (3.25m x 2.54m)

Bedroom Three

12'7 x 11'11 (3.84m x 3.63m)

En-suite

7'11 x 4'7 (2.41m x 1.40m)

Bedroom Four

10'8 x 8'4 (3.25m x 2.54m)

Rear Garden

20'6 x 14'11 (6.25m x 4.55m)

On Street Residents Permit Parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

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 1330 sq ft - 123 sq m

Ground Floor Area 591 sq ft - 55 sq m

First Floor Area 411 sq ft - 38 sq m

Second Floor Area 328 sq ft - 30 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	

LOCATION



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