



# Macdonald Road, Walthamstow, London, E17

Offers In Excess Of £750,000

**FOR SALE**

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Freehold

- 4 bedroom Victorian terraced home
- Loft conversion
- Utility room/WC
- Double glazed & gas central heating
- Wood Street Overground station 0.6 mile
- Council tax band: C & EPC rating: D (67)
- Rear garden: 26'3 x 14'6
- On street residents permit parking
- Chain-free
- Internal: 1244 sq ft (115.57 sq m)

This exceptional, chain-free Victorian mid-terrace house offers an ideal blend of classic character arranged over three beautifully proportioned floors.

Stepping inside, you are greeted by a light-filled lounge at the front of the property, where a classic bay window illuminates the beautiful parquet wooden flooring. Beyond the main reception room, the hallway guides you past a highly practical utility room and a handy downstairs WC before opening out into a generous, square-shaped kitchen diner. This bright hub of the home serves as a fantastic social space and leads directly out into the expansive rear garden, which stretches over twenty-six feet to provide a private outdoor haven for entertaining and relaxation.

The theme of generous space continues onto the first floor, which plays host to two substantial double bedrooms and a fresh, modern family bathroom complete with a sleek full-sized tub and separate shower cubicle. Journeying up to the top floor, a masterfully executed loft conversion introduces a luxurious sense of privacy. This level features a third large double bedroom with integrated eaves storage, a stylish independent shower room, and a fourth well-proportioned bedroom that offers the ultimate flexibility to serve as a perfect dedicated home office or nursery.

Located in the heart of E17, this property sits within a vibrant local community. You'll be just moments from the independent stalls of the historic Wood Street Indoor Market, alongside popular local spots like The Duke pub and Marilyn's Cafe. Nearby Lloyd Park offers the William Morris Gallery, tennis courts, a skate park, and a weekly food market. Commuting is effortless, with easy access to local bus routes, Overground connections to Liverpool Street from Wood Street station, and quick links to the Victoria line at Walthamstow Central.

Shall we take a look?

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## DIMENSIONS

**Lounge**  
13'3 x 10'5 (4.04m x 3.18m)

**Kitchen**  
14'3 x 13'5 (4.34m x 4.09m)

**Utility Room/WC**  
7'10 x 6'2 (2.39m x 1.88m)

**Bedroom One**  
14'2 x 10'10 (4.32m x 3.30m)

**Bedroom Two**  
11'3 x 8'5 (3.43m x 2.57m)

**First Floor Bathroom**

**Bedroom Three**  
12'6 x 11'10 (3.81m x 3.61m)

**Shower Room**

**Bedroom Four**  
10'4 x 7'2 (3.15m x 2.18m)

**Rear Garden**  
26'3 x 14'6 (8.00m x 4.42m)

**Front Garden**  
14'7 x 9'9 (4.45m x 2.97m)

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



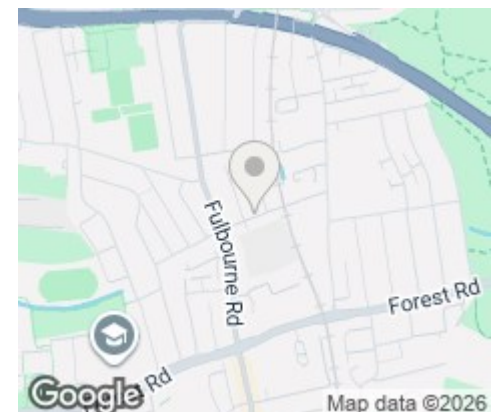
Approximate Gross Internal Floor Area  
 Ground Floor - 546 sq.ft / 50.72 sq.m  
 First Floor - 407 sq.ft / 37.81 sq.m  
 Second Floor - 291 sq.ft / 27.03 sq.m  
 Overall Internal (Excluding Eaves Storage) - 1244 sq.ft / 115.57 sq.m  
 Eaves Storage - 57 sq.ft / 5.30 sq.m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## LOCATION



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