



# Chaucer Road, Walthamstow, London, E17

## Offers In Excess Of £725,000

**FOR SALE**

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Freehold

- 3 Bedroom end of terrace house
- Lounge/diner
- Double glazed & gas central heating
- Potential to extend (STPP)
- Quiet residential street
- Wood Street overground station: 0.6 mile
- EPC rating: D (55) & Council tax band: C
- North-east-facing Rear garden: 58'5 x 14'1
- On street residents permit parking
- Internal: 837 sq ft (78 sq m)

This immaculately presented three-bedroom end-of-terrace home has been lovingly restored and renovated by the current owners, balancing period charm with a contemporary finish.

Inside, warm engineered oak flooring leads you into a light-filled through lounge, anchored by a reclaimed decorative Victorian fireplace. The room is rich in character, with cornicing, a ceiling rose and a dual-aspect layout that allows natural light to pour in from both the front box bay window and the dining area.

The space flows seamlessly into a stylish kitchen, finished with chequered tile flooring and thoughtfully designed for modern living. From here, doors open directly onto an expansive north-east-facing rear garden, beautifully tiered to create distinct outdoor areas. A patio sits just beyond the back door, leading onto a lawn and established flower beds, with an upper terrace that catches the evening summer sun.

Upstairs, the primary bedroom is a calm retreat, painted in a soft green and filled with natural light from a box bay window. Two further well-proportioned bedrooms offer versatile accommodation, while the contemporary family bathroom is finished in a soft pink and white palette, with dark grey flooring. There is also exciting potential to extend the property, subject to the necessary planning permissions.

The location is exceptional, set on a quiet, non-through road. Just moments from local favourites such as Ruttle & Rowe and a short stroll from the wider amenities of Wood Street, including cafés, independent shops and the popular Wood Street Bakery. Commuting is effortless via Wood Street station, offering direct links into the City and beyond, while frequent bus routes provide easy access to Walthamstow Central.

Striking green spaces surround the area, including Lloyd Park, home to the William Morris Gallery and Deeney's, while the vast natural landscape of Epping Forest nearby offers a rare and remarkable escape within easy reach of London.

Shall we take a look?

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## DIMENSIONS

### Reception Room

24'10 x 10'4 (7.57m x 3.15m)

### Kitchen

10'3 x 8'3 (3.12m x 2.51m)

### Bedroom One

13'7 x 12'8 (4.14m x 3.86m)

### Bedroom Two

10'4 x 8'3 (3.15m x 2.51m)

### Bedroom Three

8'5 x 8'4 (2.57m x 2.54m)

### First Floor Bathroom

8'4 x 5'5 (2.54m x 1.65m)

### North-East Facing Rear Garden

58'5 x 14'1 (17.81m x 4.29m)

On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

### Disclaimer:

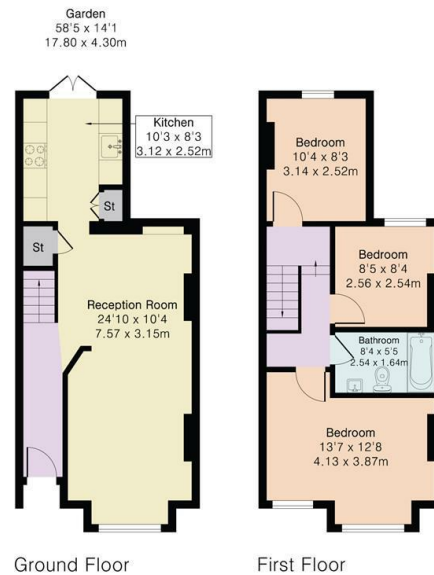
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, 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, 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 837 sq ft - 78 sq m

Ground Floor Area 415 sq ft - 39 sq m

First Floor Area 422 sq ft - 39 sq m



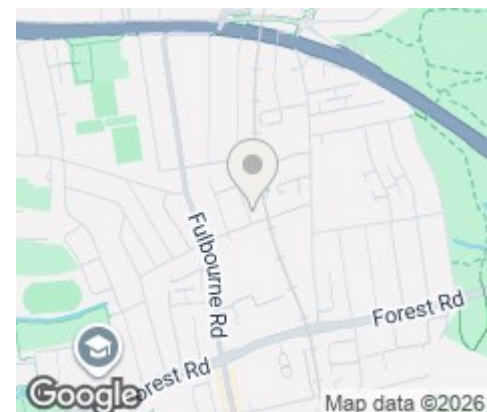
Floor plan produced in accordance withRICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no guarantee is given on the total square footage of the property within this plan. The figure icon is 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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