



# Pembroke Road, Walthamstow, London, E17

Offers In Excess Of £1,500,000

**FOR SALE**

 3  2  6

Freehold

- 6 bedroom Victorian semi-detached house
- Cellar, ground floor WC & utility room
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central Tube Station: 0.3 mile
- EPC rating: E (53) & Council tax band: E
- Rear garden: 151'7 x 22'9
- Off street parking & Garage
- Chain-free
- Internal: 2714 sq ft (252 sq m)

Located in the highly sought-after Walthamstow Village, this impressive 6-bedroom Victorian semi-detached house offers an exceptional blend of period charm and versatile living space. Offered chain-free, this is a rare opportunity to acquire a substantial family home in a prime location.

The ground floor comprises three spacious reception rooms, two of which boast beautiful bay windows, creating bright and inviting spaces. A generous kitchen-diner with ample room for a large dining table is perfect for family gatherings. A ground-floor WC adds to the convenience. The property also benefits from a cellar with a dedicated utility room.

Upstairs, the first floor houses all six bedrooms: four doubles and two singles, with three of the doubles featuring built-in storage. There are two bathrooms on this floor, one of which includes a separate shower.

Outside, a very large rear garden awaits, complete with a substantial patio and a sprawling lawn that leads to a peaceful summer house at the end of the plot. The home also features off-street parking and a garage.

This home is perfectly located in the heart of Walthamstow Village. You're just a stroll away from the lively, pedestrianised Orford Road, a destination in itself with its charming bars and acclaimed restaurants like Eat17, The Village, and Bargo. For effortless travel, Walthamstow Central station is also just a short walk away, offering quick links to central London.

Shall we take a look?

# Pembroke Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to cellar, reception room one, reception two, reception room three and rear garden.

### LOWER GROUND FLOOR

#### Cellar

17'6" x 12'4" (5.33m x 3.76m)

#### Utility Room

13'11" x 12'1" (4.24m x 3.68m)

### GROUND FLOOR

#### Reception Room One

20'8" x 9'10" (6.30m x 3.00m)

Door to kitchen.

#### Reception Room Two

14'9" x 13'1" (4.50m x 3.99m)

#### Kitchen

18'0" x 14'9" (5.49m x 4.50m)

Door to wc & reception room one. Staircase leading to utility room. Sliding patio doors leading to rear garden.

#### Ground Floor WC

#### First Floor Landing

Door to all first floor rooms.

#### Bedroom One

15'2" x 12'9" (4.62m x 3.89m)

#### Bedroom Two

13'0" x 12'0" (3.96m x 3.66m)

#### Bedroom Three

14'8" x 7'11" (4.47m x 2.41m)

#### Bedroom Four

14'7" x 7'0" (4.45m x 2.13m)

#### Bedroom Five

12'9" x 9'8" (3.89m x 2.95m)

#### Bedroom Six

12'9" x 9'0" (3.89m x 2.74m)

#### First Floor Bathroom One

9'0" x 7'0" (2.74m x 2.13m)

#### First Floor Bathroom Two

7'11" x 6'4" (2.41m x 1.93m)

#### Rear Garden

approx 15'17" x 22'9" (approx 46.20m x 6.93m)

#### Off street parking

Driveway to front.

#### Garage

23'2" x 6'9" (7.06m x 2.06m)

Door to rear garden.

#### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: E

#### 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 2714 sq ft - 252 sq m (Excluding Garage)

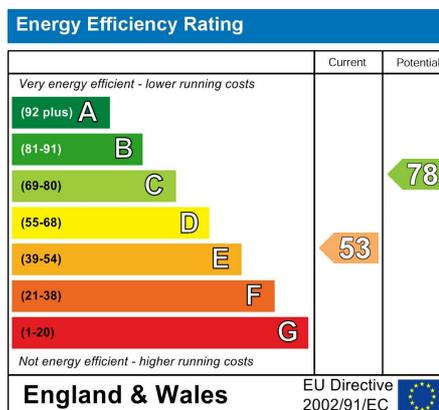
Cellar Area 441 sq ft - 41 sq m  
Ground Floor Area 1123 sq ft - 104 sq m  
First Floor Area 1150 sq ft - 107 sq m  
Garage Area 156 sq ft - 14 sq m



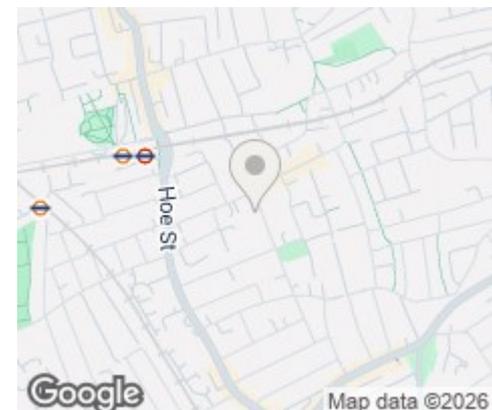
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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



## LOCATION



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