



Beulah Road, Walthamstow, London, E17

Price £1,500,000

Freehold

FOR SALE

2 3 4

- 4 Bedroom Victorian semi-detached house
- 2 Reception Rooms
- Double Glazing & Gas Central Heating
- Located In The Heart Of Walthamstow Village
- Walthamstow Central Tube Station: 0.6 mile
- EPC Rating: E (52) & Council Tax Band: D
- Rear Garden with Summer House
- On Road Residents Permit Parking
- Chain-free
- Internal: 1283 sq ft (119.2 sq m)

A chain-free, four-bedroom Victorian semi-detached house with period features, situated in the heart of Walthamstow Village.

The ground floor features two interconnecting reception rooms with double sash windows, period mouldings, and a working wood burner. The rear extension opens into a bright, open-plan kitchen and dining area with a central island, a sloped black-framed glass atrium, and dual-aspect glazed patio doors leading to the garden. The upper levels comprise four bedrooms with integrated wardrobes. The enclosed rear garden includes a detached summer house, perfect for storage, a home office, or a studio.

The property is located half a mile from Orford Road, which features independent businesses including hometipple, Bora & Sons, and Peeld. It is also 0.6 miles from Walthamstow Central Tube and Overground Station, which provides direct transport links to Central London.

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DIMENSIONS

- Reception Room
13'4 12'11 (4.06m 3.94m)
- Dining Room
12'11 x 9'5 (3.94m x 2.87m)
- Kitchen
22'10 x 16'3 (6.96m x 4.95m)
- Ground Floor Shower Room
- Bedroom
13'3 x 12'10 (4.04m x 3.91m)
- Bedroom
9'7 x 8'5 (2.92m x 2.57m)
- Bedroom
9'8 x 8'3 (2.95m x 2.51m)
- Bathroom
- Rear Garden
Manicured with fully plumbed/electric installed.
- Summer House
14'2 x 9'10 (4.32m x 3.00m)
- 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



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	79
England & Wales		
EU Directive 2002/91/EC		

LOCATION

