

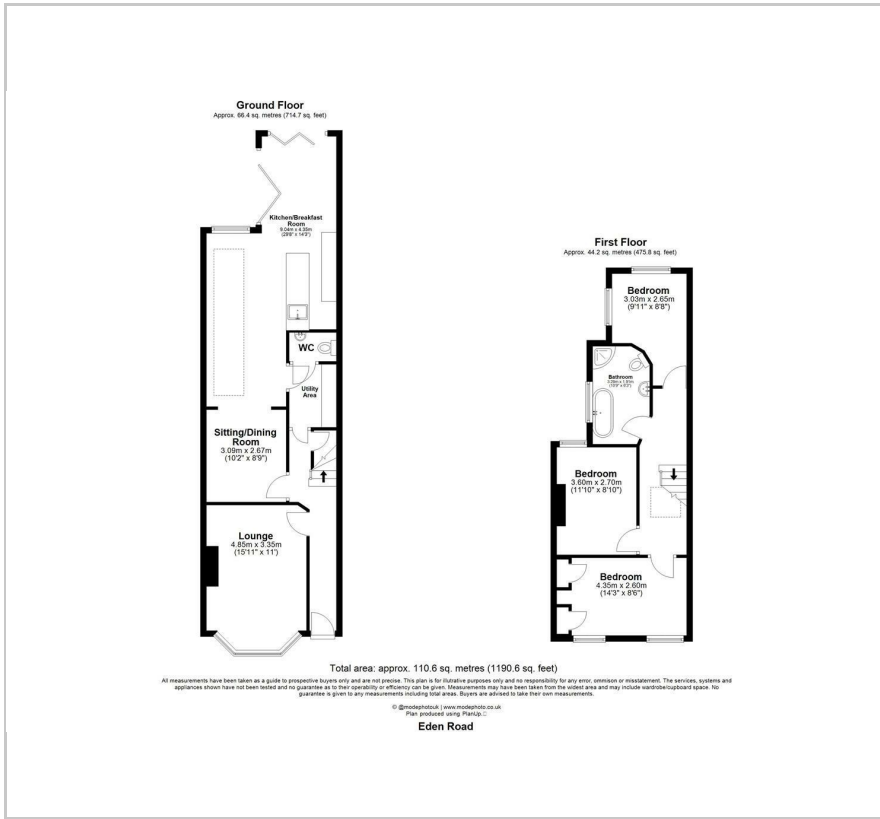
Eden Road

, London, E17 9JX

Guide price £1,175,000



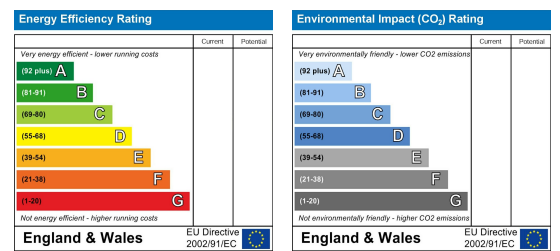
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Presented Home
- Thoughtfully Extended And Modernised Throughout
- 0.4 Miles From Walthamstow Central Station
- Direct Access From The Kitchen To A Private, Landscaped Garden
- Includes An Aga Built In Kitchen
- Council Tax Band C
- Walthamstow Village Location
- 110.6 Sq M - 1190.6 Sq Ft
- Semi Detached
- Three Bedrooms



Situated on a sought-after residential street in Walthamstow Village, this beautifully presented home combines period charm with contemporary design. Thoughtfully extended and updated, the property offers an inviting balance of character and modern living.

The ground floor features a welcoming lounge with a bay window and a spacious sitting/dining area that leads seamlessly into the kitchen and breakfast room, which features a built in aga cooker. Flooded with natural light from the large skylight and full-height windows, the kitchen boasts sleek cabinetry, integrated appliances, and a generous island — creating the perfect space for entertaining or family gatherings. French doors open onto a private garden which is an impressive size, offering a tranquil outdoor space.

A useful utility area and downstairs WC add practicality to the home's stylish layout.

Upstairs, there are three well-proportioned bedrooms, each thoughtfully designed to provide comfort and flexibility. The modern family bathroom includes contemporary fittings and a clean, elegant aesthetic.

Blending warm tones, natural light, and clever use of space, this home on Eden Road is perfect for those seeking a modern lifestyle in a classic setting.



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