



**Guide Price  
£575,000**

**Freehold**

4x 2x 1x

**Ascham End,  
Walthamstow, E17**



## Main features

- Large garden
- Offered chain-free
- Driveway
- Loft room
- Two bathrooms
- Potential to extend (STPP)



## Accommodation

### GROUND FLOOR

Lounge: 12'2 x 8'11 (3.71m x 2.72m)  
Dining Room: 12'6 x 9'9 (3.81m x 2.97m)  
Kitchen: 20'11 x 10'2 (6.38m x 3.10m)  
Bathroom  
Shower Room

### FIRST FLOOR

Bedroom 1: 12'4 x 9'10 (3.76m x 3.00m)  
Bedroom 2: 12'3 x 9'0 (3.74m x 2.75m)  
Bedroom 3: 9'11 x 6'10 (3.02m x 2.08m)  
Bedroom 4: 9'1 x 6'10 (2.77m x 2.08m)

### SECOND FLOOR

Loft Room: 18'2 x 14'4 (5.54m x 4.37m)

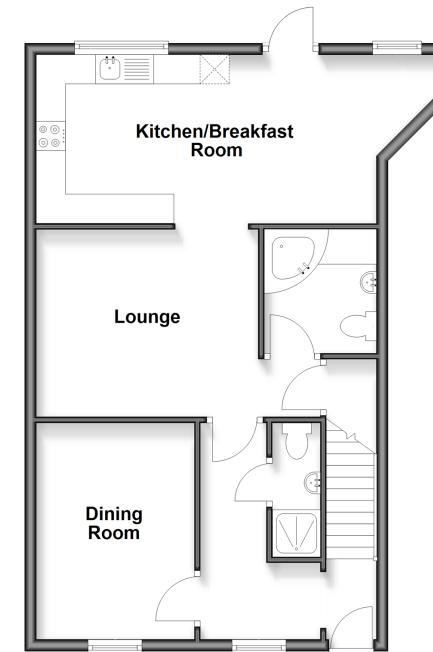
### OUTSIDE

Driveway  
Rear Garden



### Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



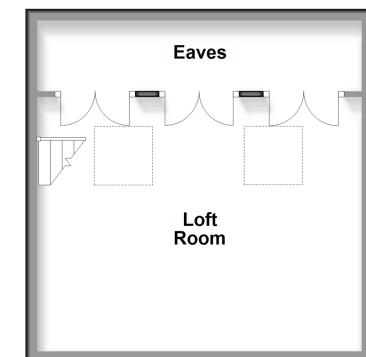
### First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



### Second Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



CURRENT:  
C(72)

POTENTIAL:  
C(80)



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