



Fulbourne Road, Walthamstow, E17

THREE BEDROOM VICTORIAN HOUSE

GUIDE PRICE £525,000 FREEHOLD

Looking for a Victorian house with potential for expansion?

We are delighted to offer this Victorian family home situated on Fulbourne Road E17.

The layout comprises of a two reception rooms with bay window to the front, a nice size kitchen, a downstairs bathroom and a private garden mainly laid to lawn.

On the first floor you have a master bedroom, a double bedroom, a further good-sized room and a first-floor family bathroom. There is scope for rear and side extension to make a bigger kitchen and a loft conversion to add more rooms to the property. (Subject to necessary consents under permitted development rules). The property is double glazed, has gas central heating and a bright and an airy feel throughout.

The ever-popular vibrant Wood Street is just a short walk around the corner where you'll never be short of new places to discover with amazing restaurants, bars and shops lining the bustling street. Just a few minutes stroll away is the famous Wood Street Indoor Market, where you will find an Aladdin's cave full of vintage clothes, antiques, rare vinyl records, artisanal food and drinks - all nestled within the historic Georgian building.

For your new local, may we suggest The Duke? Located few hundred yards away, this smart gastropub features a gorgeous garden and the most mouth-watering range of burgers. A short few minutes' ride on the 123 bus will drop you at Lloyds Park, the gorgeously green gardens where you can stretch out in tranquil nature, visit the weekly famous farmer's market and enjoy the historic William Morris Gallery. Half a mile away on foot is the Instagram famous God's Own Junkyard, the perfect selfie spot, where you can enjoy bespoke cocktails against a truly unique neon backdrop.

Fulbourne road is situated within walking distance to Wood Street Rail Station and within easy access to Blackhorse Road and Walthamstow Central Tube Stations, both on Victoria line.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



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