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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

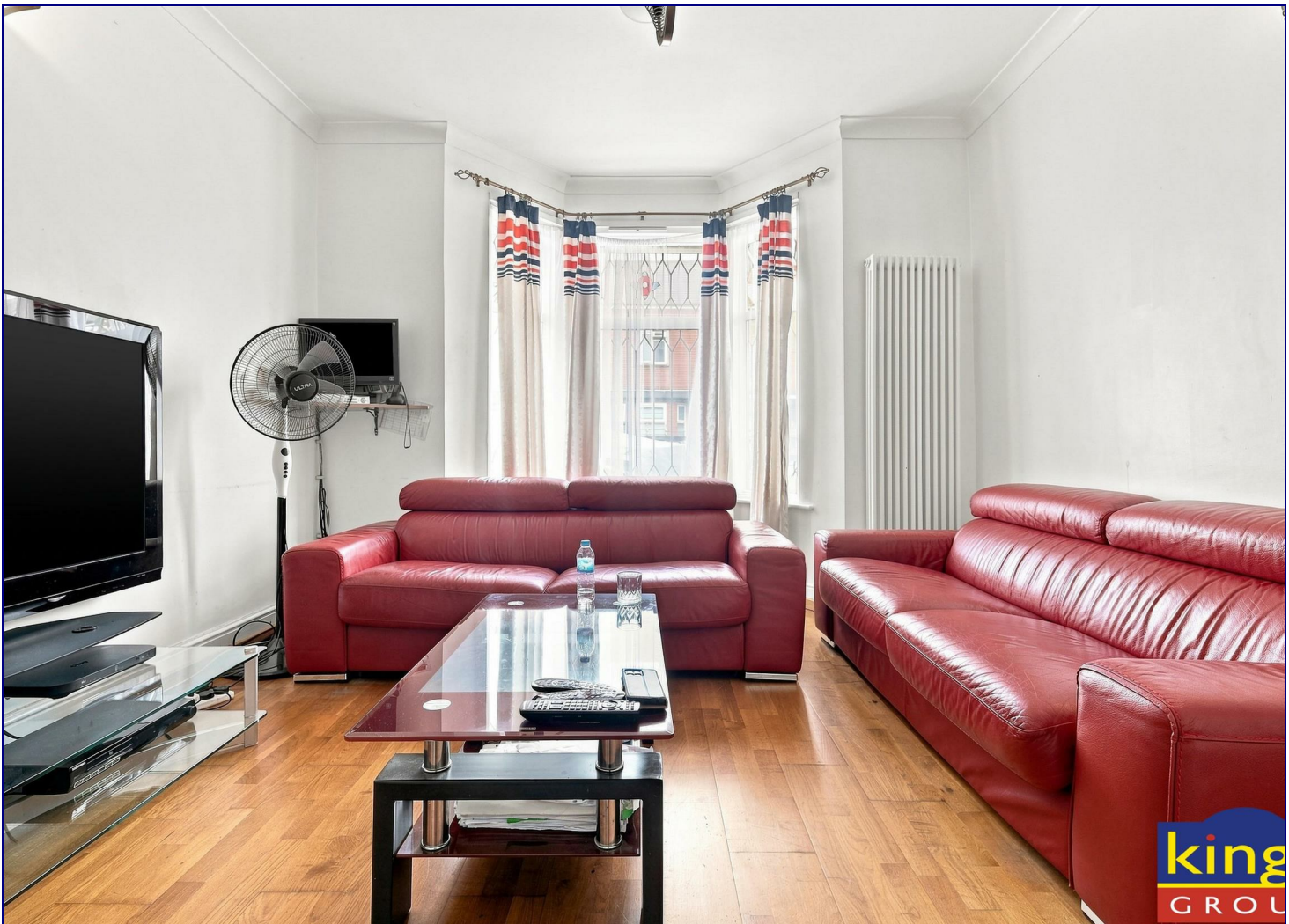
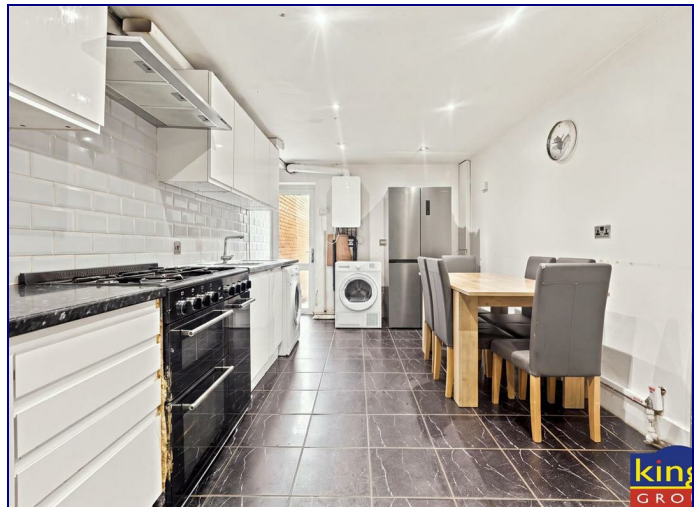
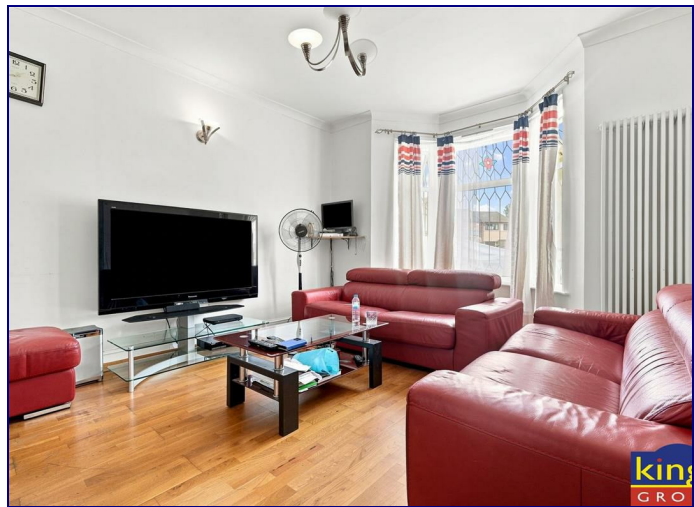
Westbury Road, London, E17 6RH
Offers In The Region Of £1,100,000

Nestled in the heart of Walthamstow, this charming end-terrace house on Westbury Road offers a unique opportunity for both families and investors alike. Built in 1904, the property boasts a rich history and character, making it a delightful residence for those who appreciate period features.

With six spacious bedrooms, this home provides ample accommodation for larger families or those seeking extra space for guests or a home office. The two reception rooms are perfect for entertaining or relaxing, allowing for a versatile living arrangement that can adapt to your lifestyle needs. The property also includes a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the presence of two separate studios, which can serve as creative spaces, home offices, or even rental opportunities, adding to the property's appeal. Furthermore, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific requirements.

Situated in a central location, residents will benefit from easy access to local amenities, transport links, and the vibrant community that Walthamstow has to offer. This property is not just a house; it is a canvas for your future, offering the perfect blend of space, character, and potential in one of London's most sought-after areas. Don't miss the chance to make this remarkable property your own.



Hallway
2'11" x 22'6" (0.90 x 6.87)

Double glazed door to front aspect, laminate flooring and single radiator.

Shower Room
4'7" x 7'1" (1.40 x 2.17)

Skylight, tiled walls and flooring, shower cubicle with shower attachment, hand was basin with mixer tap and low flush w/c.

Reception One
12'4" x 12'8" (3.78 x 3.87)

Double glazed bay window to front aspect, vertical radiator, laminate flooring and power points.

Reception Two
10'5" x 13'1" (3.18 x 4.00)

Double glazed door and windows, vertical radiator, laminate flooring and power points.

Kitchen
9'5" x 17'3" (2.89 x 5.27)

Tiled flooring and walls with tiled splash backs, integrated cooker with electric oven and gas hob, integrated chimney style extractor, space for fridge freezer, plumbing for washing machine, power points and double glazed door leading to garden.

First Floor Landing
4'10" x 19'1" (1.48 x 5.82)

Laminate flooring.

First Floor Bathroom
6'2" x 6'9" (1.90 x 2.08)

Double glazed window to side aspect, tiled flooring and walls, single radiator, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c.

Bedroom One
12'8" x 15'6" (3.88 x 4.73)

Two double glazed windows to front aspect, single radiator, laminate flooring and power points.

Bedroom Two
10'4" x 12'3" (3.16 x 3.75)

Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Bedroom Three
9'3" x 9'10" (2.82 x 3.00)

Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Loft Room
12'5" x 13'6" (3.81 x 4.13)

Double glazed window to rear aspect, double radiator, carpeted flooring, power points and Eaves storages.

73A

Hallway
8'3" x 8'3" (2.54 x 2.54)

Double glazed widow to front aspect, laminate flooring, single radiator and power points.

Bedroom
8'2" x 12'2" (2.50 x 3.72)

Double glazed window to front and side aspect, aminate flooring and power points.

Kitchen
8'7">5'11" x 10'11" (2.62>1.82 x 3.33)

Double glazed window to front aspect, combination boiler, cooker with gas hob and electric oven, space for fridge freezer and power points.

Bathroom
5'10" x 6'1" (1.78 x 1.87)

Tiled flooring and walls, panel enclosed bath with mixer tap and shower attachment, double radiator, low level flush w/, had wash with mixer tap.

73B

Hallway
7'4" x 8'11" (2.24 x 2.72)

Laminate flooring, double radiator and power points.

Kitchen
5'2" x 10'4" (1.59 x 3.16)

Double glazed window to rear aspect, tiled flooring and walls with splash backs, cooker with gas hob and electric oven, extractor, space for washing machine, sink with drainer, double radiator and power points.

Bathroom
2'6" x 10'5">5'10" (0.77 x 3.19>1.79)

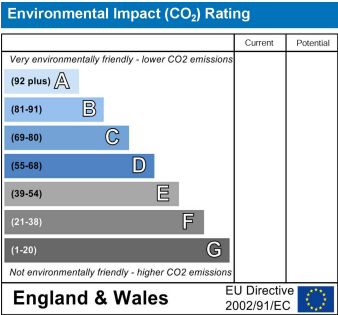
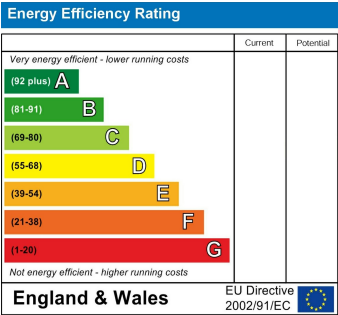
Double glazed window to rear aspect, tiled flooring and walls, sink with mixer tap, shower with shower attachment, low level flush w/c.

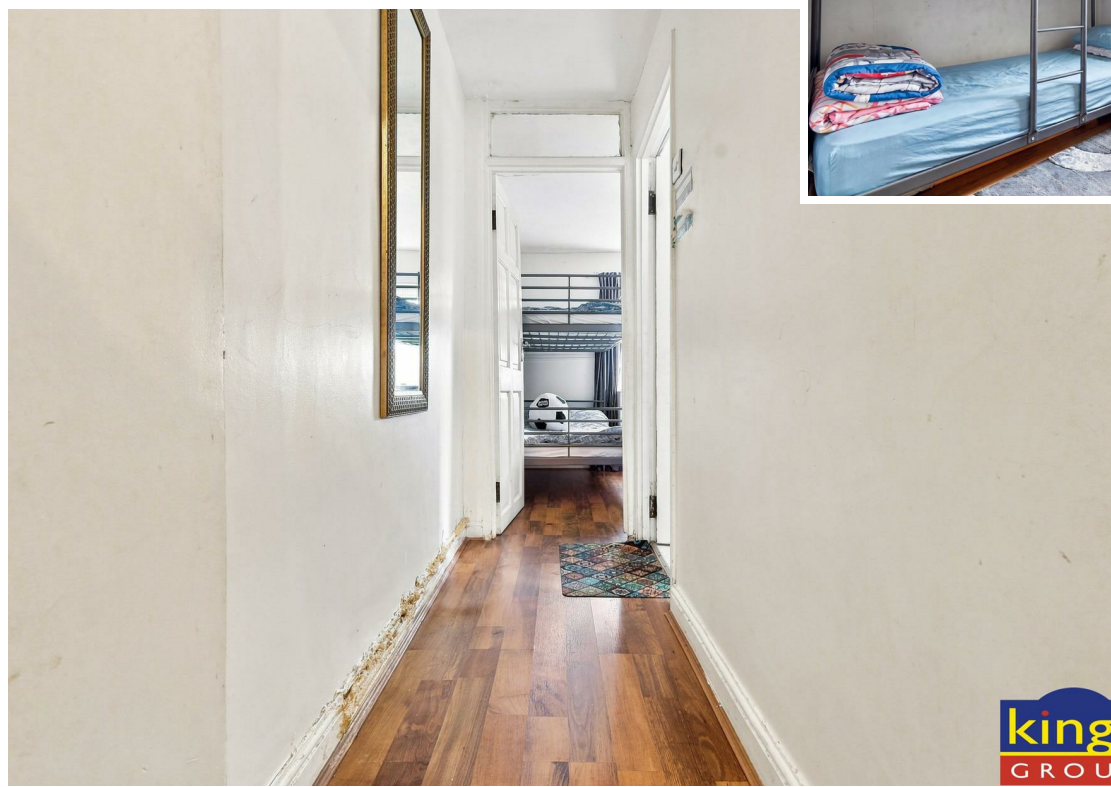
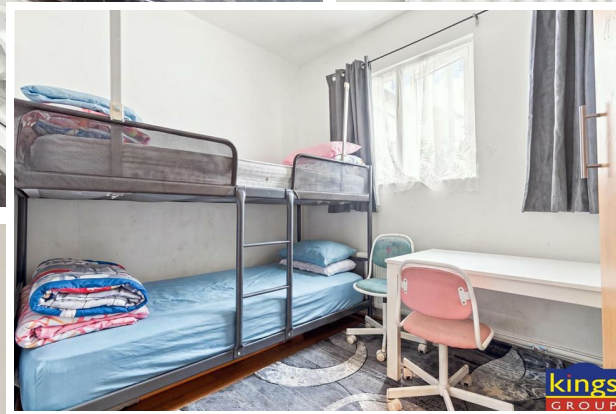
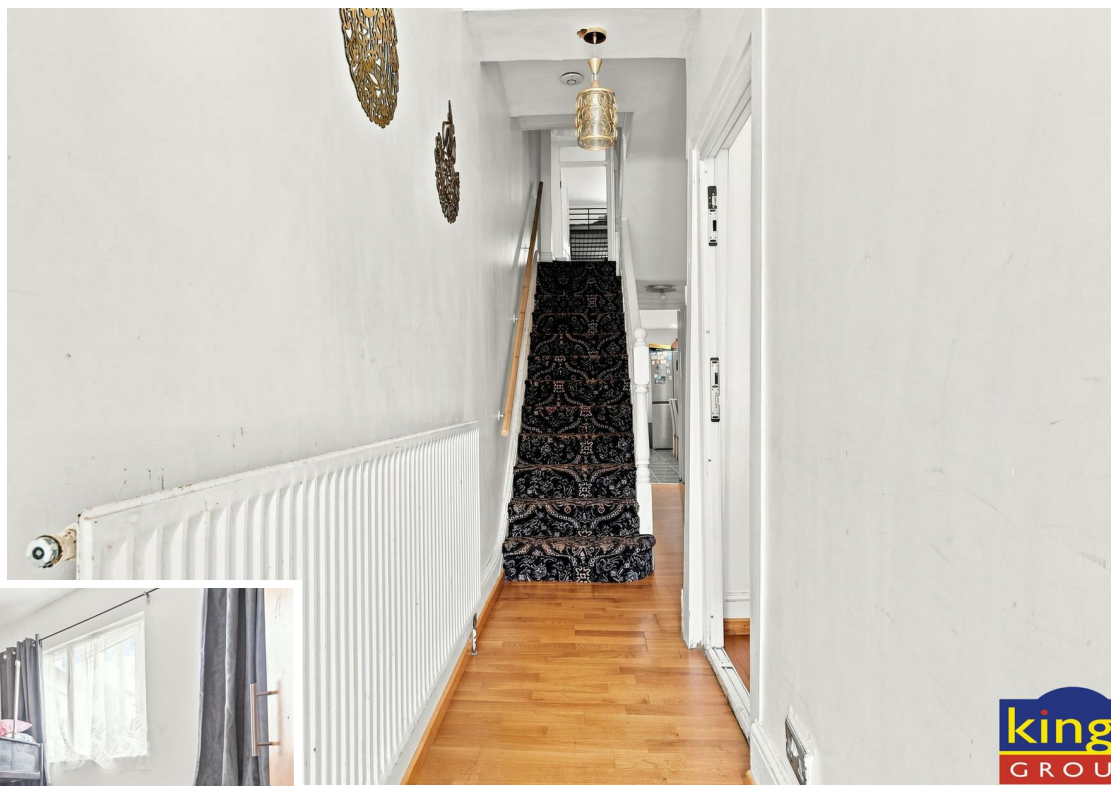
Bedroom One
8'9" x 11'7" (2.69 x 3.54)

Double glazed window to front aspect, laminate flooring, double radiator and power points.

Bedroom Two
7'4" x 10'4" (2.24 x 3.16)

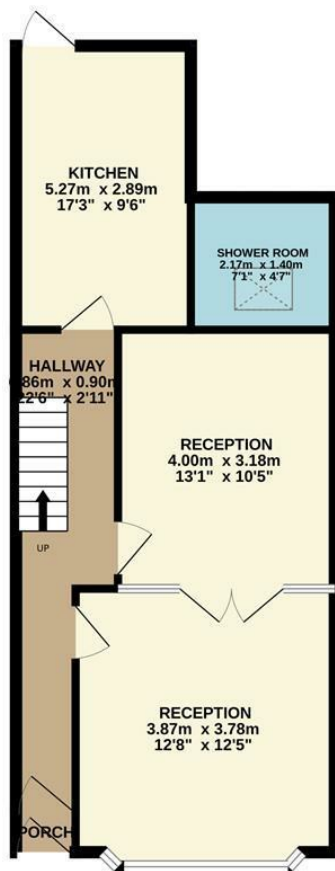
Double glazed window to side aspect, laminate flooring, double radiator and power points.







GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



1ST FLOOR
45.4 sq.m. (489 sq.ft.) approx.



2ND FLOOR
20.6 sq.m. (222 sq.ft.) approx.



TOTAL FLOOR AREA: 116.0 sq.m. (1248 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

