



Eden Road, Walthamstow, London

Guide Price: £900,000-£950,000.

A charming three-bedroom semi-detached cottage ideally located in the heart of Walthamstow Village.

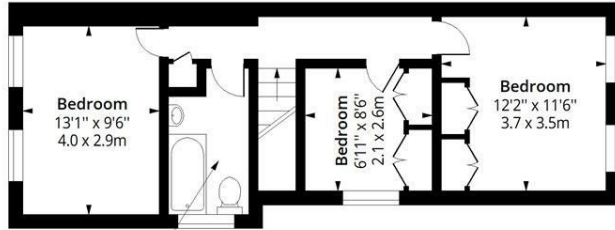
Accessed via a convenient side entrance, the property opens into a welcoming hallway. To the front, there is a bright and spacious lounge featuring a large bay window with wooden shutters, allowing plenty of natural light to flood the room.

The ground floor also benefits from a modern shower room with WC, as well as a generous eat-in kitchen to the rear. This well-appointed space offers ample storage and worktop areas, with plenty of room for dining. Beautiful wooden French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

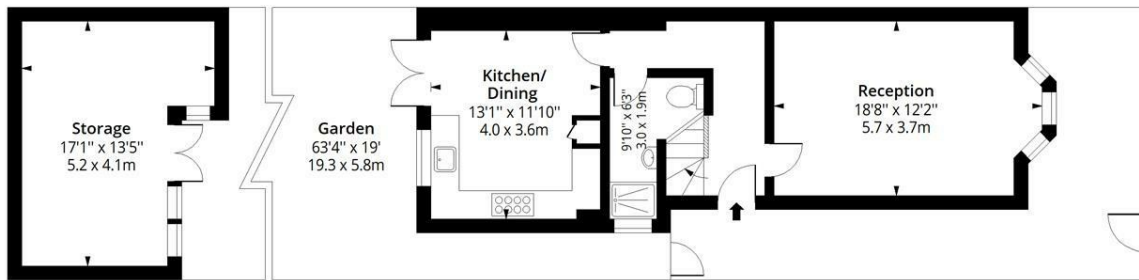
Upstairs, the property comprises three bedrooms and a family bathroom. The principal bedroom at the front boasts stripped wooden flooring, two large sash windows, and built-in wardrobes. The second bedroom is ideal as a child's room or home office, while the third bedroom at the rear is another well-proportioned double with views over the garden. The family bathroom is fully tiled and fitted with a white three-piece suite.

£900,000

- Guide Price: £900,000-£950,000
- Impressive Private Rear Garden
- Well Presented Throughout
- Large Outbuilding In The Garden
- 0.5 Miles To Walthamstow Central Station
- Walthamstow Village Location
- Semi Detached With Side Access
- 916 Sq Ft / 85.10 Sq M
- Three Bedroom Character Home
- Cottage Style



First Floor
Floor Area 455 Sq Ft - 42.27 Sq M



Ground Floor
Floor Area 461 Sq Ft - 42.83 Sq M

Eden Road E17



Approx. Gross Internal Area
916 Sq Ft - 85.10 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		