



## Longacre Road, Walthamstow, London, E17

Offers In Excess Of £636,995

Freehold

- 3 Bedroom Semi-detached house
- 2 Reception areas
- Ground floor WC
- Gas central heating
- Highams Park Overground station: 0.7 mile
- EPC rating: D (56) & Council tax band: D
- Rear garden: 36'0 x 14'0
- On street residents permit parking
- Garage: 17'0 x 9'0
- Internal: 973 sq ft (90 sq m)

**FOR SALE**

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This exceptional three-bedroom, semi-detached 1930s home truly embodies character and history. Meticulously preserved and maintained, the property retains virtually all its original features, including original painted windows, Bakelite light switches, and four functioning 1930s fireplaces. The original floorboards were re-varnished last year with an eco-friendly varnish, ensuring the house is move-in ready.

The welcoming hall, featuring William Morris wallpaper, leads into the light-filled, open-plan through reception room with a front bay window, benefiting from all-day light. The walls are finished in Farrow & Ball paint, reflecting the quality upkeep. Garden access is available from the rear. The kitchen is finished with vintage upper cabinets, a copper French sink with a vintage faucet and a recently replaced Bosch fridge and dishwasher; all tiles are the originals. The downstairs WC is charmingly wallpapered with vintage maps and has an original Royal Doulton sink.

Upstairs, there are three good-sized bedrooms, including a primary room with a bay window and fireplace. The second bedroom includes built-in storage and a fireplace. The bathroom retains original 1930s fittings, including a re-enamelled tub and Royal Doulton sink with updated faucets.

Outside, the mature gardens are thoughtfully planted, with the front garden being south-facing and the back garden north-facing, featuring fig and apple trees and cottage-style plants. The garage roof and door have both been recently replaced.

Situated in a location between Wood Street and Highams Park (Upper Walthamstow), not far from the William Morris Gallery and Lloyd Park. Epping Forest is just five minutes away. Local attractions range from independent shops in Wood Street. Nearby, there are cultural spots like Walthamstow Trades Hall and the Forest Cinema. Crucially, the location is well-connected, offering fast access to Liverpool Street via the Overground, the Victoria Line, and major bus routes.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to all ground floor rooms.

### Ground Floor WC

5'5 x 3'10 (1.65m x 1.17m)

### Reception Room One

14'9 x 11'9 (4.50m x 3.58m)

Open to:

### Reception Room Two

11'9 x 10'7 (3.58m x 3.23m)

Open to reception room one. Door to rear garden.

### Kitchen

10'0 x 7'1 (3.05m x 2.16m)

Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

15'0 x 11'4 (4.57m x 3.45m)

### Bedroom Two

12'3 x 11'4 (3.73m x 3.45m)

### Bedroom Three

12'3 x 6'5 (3.73m x 1.96m)

### First Floor Bathroom

7'6 x 6'5 (2.29m x 1.96m)

### Rear Garden

36'0 x 14'0 (10.97m x 4.27m)

### Front Garden

16'0 x 15'0 (4.88m x 4.57m)

On street residents permit parking

### Garage

17'0 x 9'0 (5.18m x 2.74m)

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

### Approximate Gross Internal Area 973 sq ft - 90 sq m (Excluding Garage)

Ground Floor Area 474 sq ft - 44 sq m  
First Floor Area 499 sq ft - 46 sq m  
Garage Area 151 sq ft - 14 sq m



### PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## LOCATION

