



Queens Road, Walthamstow, London, E17

Offers In Excess Of £925,000

FOR SALE

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Freehold

- 4 bedroom Victorian terraced house
- Kitchen/Diner
- Loft conversion & Cellar
- Double glazing & gas central heating
- Walthamstow Queen's Road Overground Station: 0.2 mile
- Walthamstow Central tube station: 0.3 mile
- Council tax band: D
- Rear garden: 28'8 x 17'5
- On street resident permit parking
- Internal: 1755 sq ft (162 sq m)

This stunning four-bedroom Victorian terraced house perfectly blends period elegance with thoughtful modern upgrades. Meticulously decorated in a palette of calm neutral tones throughout, the property presents a sophisticated, "move-in ready" family home.

The ground floor welcomes you with an expansive reception room that exudes character, anchored by a shuttered bay window and striking parquet flooring. Decorative wall panelling and ornate corning add a touch of timeless grandeur to the space, further enhanced with integrated storage.

To the rear of the property is an impressive open-plan kitchen and dining area. This sleek, light-filled space features a large kitchen island with a traditional Belfast sink and overhead skylights that flood the sitting area with natural light. From here, French doors transition seamlessly to a beautiful rear garden, which boasts a paved patio, low-maintenance artificial grass and a bespoke wooden seating area sheltered by a charming pergola.

The first floor hosts three well-proportioned bedrooms, including a spacious primary room with its own shuttered bay window, all served by a modern family bathroom. The second floor is dedicated to a high-specification loft conversion, comprising a fourth bedroom complete with built-in wardrobes, clever eaves storage and twin skylights. This floor is completed by a stylish shower room.

Situated in a premier E17 location, the home is just a short stroll from vibrant Orford Road, the historic soul of Walthamstow Village. Residents can enjoy independent businesses and local favourites such as Bora & Sons, Pavement and The Queens Arms. Commuting is effortless, with both Walthamstow Queen's Road Overground station and Walthamstow Central tube station just a short walk away, alongside highly regarded schools in the immediate area.

Shall we take a look?

Queens Road, Walthamstow, London, E17

DIMENSIONS

Cellar

20'8 x 5'11 (6.30m x 1.80m)

Reception Room

25'5 x 12'6 (7.75m x 3.81m)

Kitchen/Diner

22'11 x 15'7 (6.99m x 4.75m)

First Floor Landing

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

Bedroom One

16'0 x 13'1 (4.88m x 3.99m)

Bedroom Two

11'9 x 10'8 (3.58m x 3.25m)

Bedroom Three

9'9 x 7'11 (2.97m x 2.41m)

First Floor Bathroom

8'2 x 6'4 (2.49m x 1.93m)

Bedroom Four

15'1 x 12'0 (4.60m x 3.66m)

Access to:

Eaves

15'1 x 6'3 (4.60m x 1.91m)

Shower Room

6'10 x 5'2 (2.08m x 1.57m)

Rear Garden

28'8 x 17'5 (8.74m x 5.31m)

On street resident permit parking

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 1654 sq ft - 153 sq m (Excluding Eaves)

Cellar Area 122 sq ft - 11 sq m
Ground Floor Area 736 sq ft - 68 sq m
First Floor Area 540 sq ft - 50 sq m
Second Floor Area 256 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales	EU Directive 2002/91/EC	

LOCATION



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