# Chatham Road, Walthamstow, London

A lovely period home with plenty of character and a fantastic garden to enjoy with both Blackhorse Road Tube and Lloyd Park close by.

The property has an attractive brick frontage and, inside, a welcoming bay-fronted living room complete with a characterful cast iron fireplace. To the rear, a spacious kitchen/diner provides a great place to cook, eat and spend time together, with a central island creating a natural focal point. Beyond this is a useful conservatory-style utility space, while additional benefits include handy under-stairs storage and a separate outside WC.

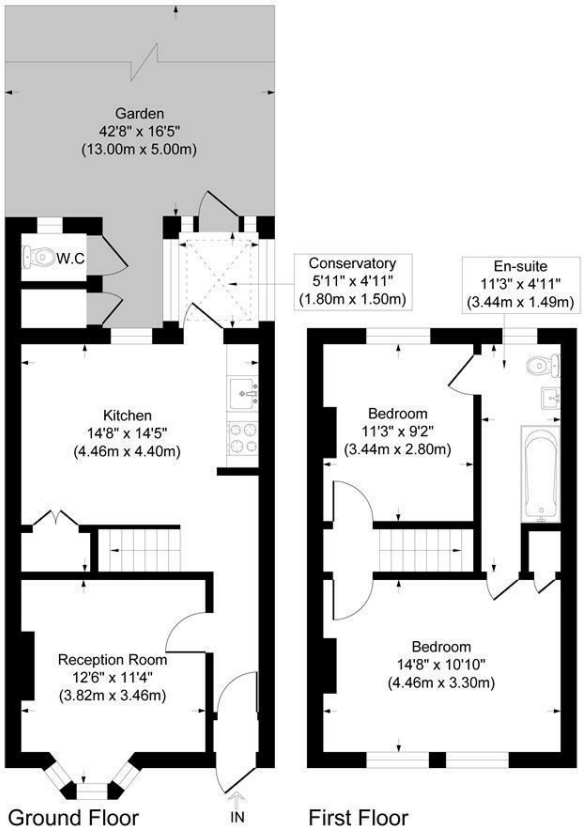
Upstairs, you'll find two bedrooms, with the principal bedroom positioned to the front and the second bedroom overlooking the garden to the rear. Both are served by a Jack and Jill bathroom suite.

One of the real highlights is the impressive rear garden, with a lovely balance of patio and lawn, offering plenty of room for summer entertaining, family time or simply enjoying a bit of peace and quiet.

There is also excellent potential to extend subject to the usual planning permissions.

- Two Bedroom Family House
- 0.4m To Blackhorse Road Station
- Walking Distance To Lloyd Park
- 0.6m To St James Street Station
- Large Private Rear Garden
- Council Tax Band - C
- EPC Band - C
- 803 Sq Ft (74.5 SQ M)
- Potential To Extend STPP
- Well Presented Throughout

## £675,000




Settle

# Chatham Road

Approximate Gross Internal Area
Ground Floor = 40.4 sq m / 436 sq ft
First Floor = 34.1 sq m / 367 sq ft
Total = 74.5 sq m / 803 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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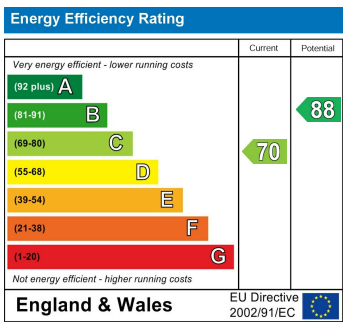


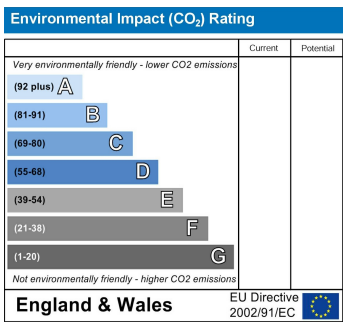


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