



Elmfield Road, Walthamstow, London, E17

Price £1,000,000

Freehold

FOR SALE

2 2 4

- Four Bedrooms
- Victorian Terraced Home
- Loft & Rear Extension
- Landscaped Rear Garden
- On-Street Resident Parking
- Transport Links

An exquisite four bedroom Victorian terrace house with open aspects towards Walthamstow Wetlands. This property offers an open-plan living and kitchen area, has two bathrooms (plus WC) and is laid out over three floors.

As you enter through the front garden, with a bespoke bike shed, this property has a well-finished living room to the front of the property with a sash bay window, engineered wooden flooring and fireplace with log burner. There is a bespoke contemporary kitchen with steps down to an open dining and living room area complete with sliding doors out into the landscaped garden with outdoor kitchen and dining area.

On the first floor there are two double bedrooms and two bathrooms. Both bedrooms have sash windows and the principal bedroom has an en suite, built-in wardrobes and enjoys unobstructed views of Walthamstow Wetlands.

The top floor is a loft extension providing a further two bedrooms, with eaves storage and ample room for a workspace.

Located on peaceful Elmfield Road, which has properties on only one side, the house sits within a particularly friendly and active local community, with its own residents' website, annual summer street party, community Christmas lights and advent-window reveal.

The open spaces of Walthamstow Wetlands are on the doorstep, while local favourites including Weir dough Bakery, the Blackhorse Beer Mile and The Coppermill, ranked among Time Out's 50 Best Pubs in London in 2024 are all close by. St James Street Station is around a 10-minute walk away, with Blackhorse Road Station approximately 15 minutes on foot.

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DIMENSIONS

Reception Room

13'5" x 10'10" (4.09m x 3.30m)

Kithcen/Reception Room

31'6" x 13'9" (9.60m x 4.19m)

Bedroom 1

14'5" x 11'2" (4.39m x 3.40m)

Bedroom 2

10'8" x 8'8" (3.25m x 2.64m)

Bedroom 3

17'5" x 12'10" (5.31m x 3.91m)

Bedroom 4

11'4" x 6'11" (3.45m x 2.11m)

Additional Information:

Local Auhtority: London Borough of Waltham Forest

Disclaimer

We endeavour to ensure that our sales particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and must 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. Purchasers are advised that details relating to planning permissions, building regulations, and any works carried out at the property should be verified by their conveyancer or solicitor, as should the tenure and lease information (where applicable).

FLOORPLAN



Ground Floor

First Floor

Second Floor

Total area (approx.): 127.2 sq. m (1,369.1 sq. ft)
(Excluding Eaves)

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		
	72	81
England & Wales		
EU Directive 2002/91/EC		

LOCATION

