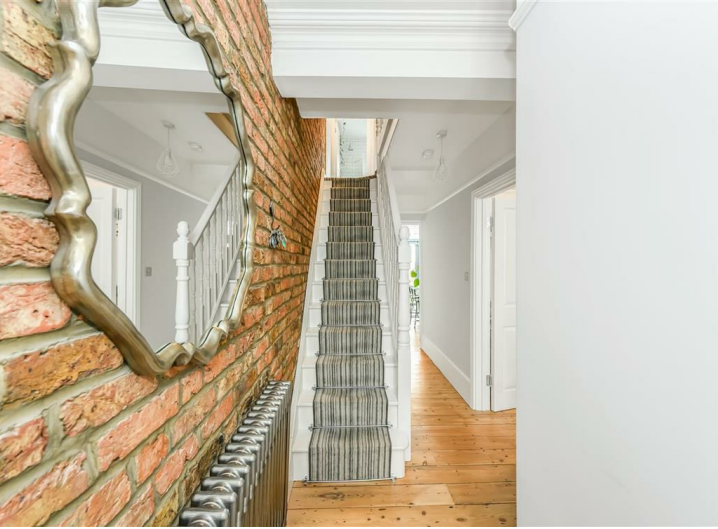




Yale



Parkstone Road, Walthamstow

Offers In Excess Of
£875,000

Tenure : Freehold

Floor Area : 1431.00 sq ft

Local Authority : LBWF

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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	



This beautifully extended three double bedroom mid-terrace house on a quiet tree lined residential street in E17 offers a perfect blend of period character and contemporary style, with a loft conversion and rear extension that maximise space and natural light throughout. Stunning skylights provide ample light as well as being presented in immaculate condition and ready to move into with no work required.

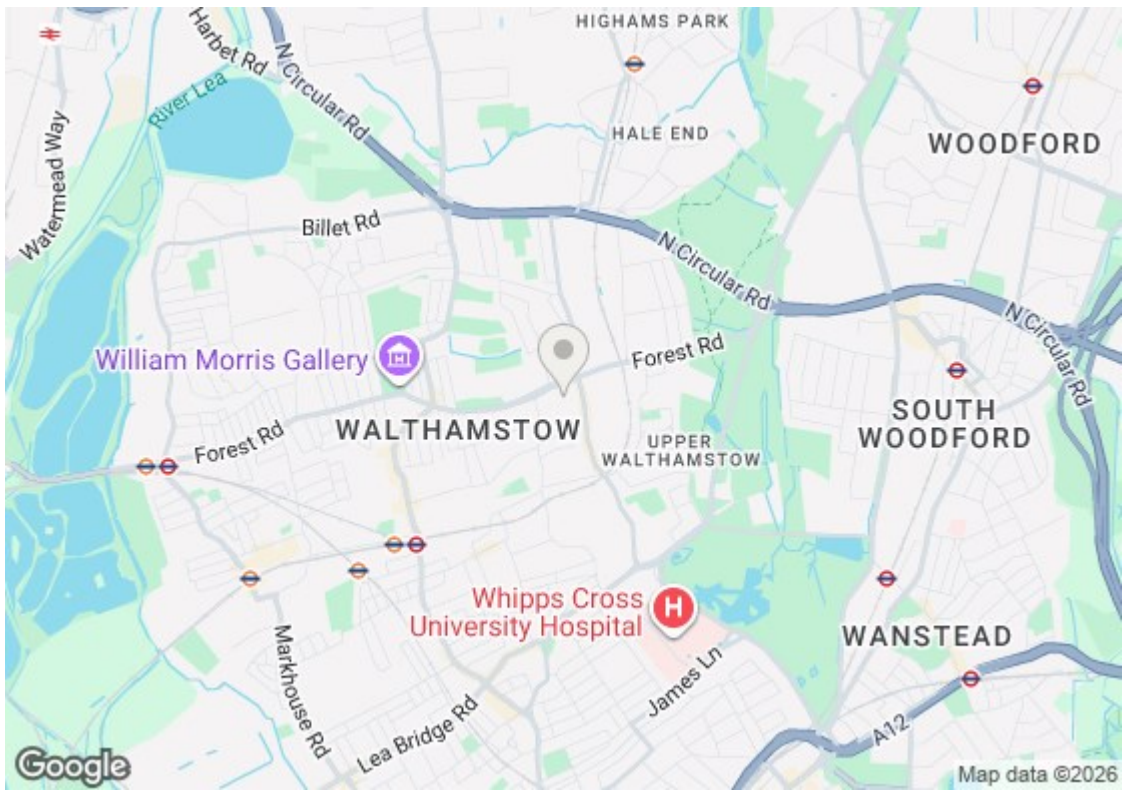
The ground floor features an inviting entrance hall with feature exposed brickwork, in addition there is a spacious through lounge with original refurbished wooden flooring, creating a warm yet modern focal point. To the rear is a sleek, modern kitchen with ample worktop and storage space, opening via bifold doors onto the enclosed rear garden for seamless indoor-outdoor living. A convenient ground floor WC completes this level, ideal for family life and visiting guests.

Upstairs, the impressive master suite occupies the extended loft space and benefits from a generous walk-in wardrobe and a light-filled bedroom area, enhanced by stylish skylights. The middle floor consists of two further well-proportioned bedrooms and a luxury bathroom making this an ideal home for families or those needing additional space to work from home. The middle floor also boasts a handy utility room providing dedicated space for laundry appliances, additional storage and everyday household essentials, helping to keep the main living areas clutter-free.

The property is well positioned for transport, with Wood Street and Walthamstow Central Stations both nearby, offering both Victoria Line and London Overground services, providing fast and frequent connections across central London. In addition Wood Street Cafe, Bars are close to hand, whilst Walthamstow Village is just a stroll away.

Viewings are highly recommended for this property.



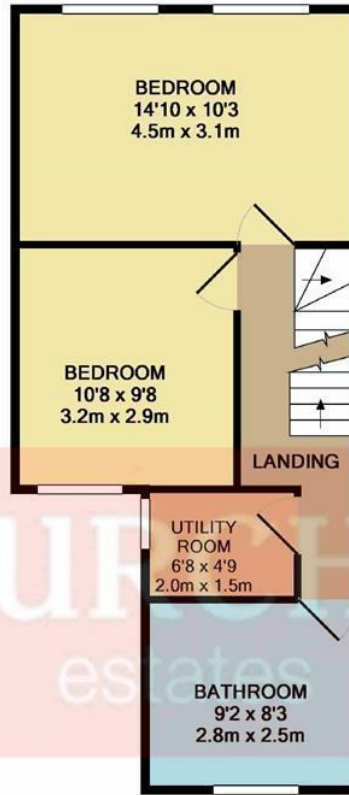
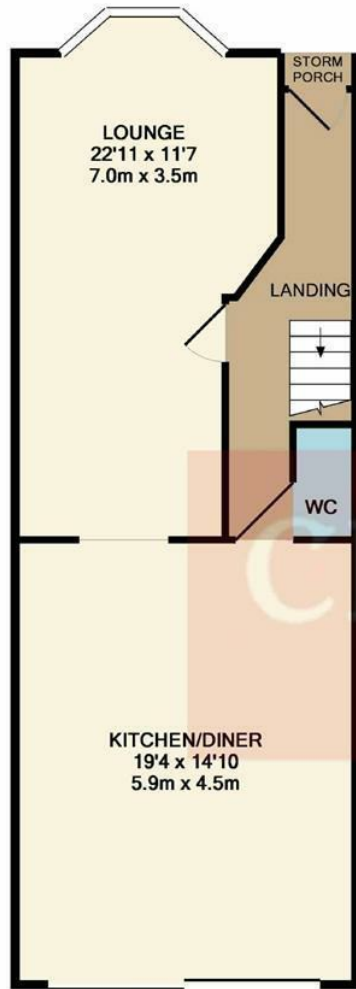




- Feature Master Suite
- Three Double Bedrooms/ Two Bathrooms
- Through Lounge with Original Wood Flooring
- Ground Floor WC
- Utility Room
- Beautifully Extended
- Accessible Wood Street and Walthamstow Central
- Modern Extended Kitchen
- Enclosed Garden
- Accessible Walthamstow Village

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TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (133.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view call **0208 503 6060**

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