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HOUSE

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Eden Road, Walthamstow

Price Guide £750,000

Tenure : Freehold

Floor Area : 841.00 sq ft

Local Authority : LBWF

Council Tax Band : C


Bedrooms : 2

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Price Guide £750,000 - £800,000

Set on a quiet no-through road in the heart of Walthamstow Village, this semi-detached home offers a fantastic opportunity for buyers looking to create a bespoke home in one of E17's most desirable locations. Eden Road is a peaceful dead-end street, yet just a short walk from the village's independent shops, cafés, pubs and green spaces. With the Castle gastro pub just at the end of the road a quiet drink in the sun is just on your doorstep. A short 10 minute walk to Gods Own Junkyard offers a great space to relax and socialise. The village offers the perfect blend of community and amenities.

The property features two reception rooms, providing flexible living and dining areas, along with two bedrooms, including a main bedroom with en suite. A key highlight is the large rear garden, offering excellent scope for landscaping, entertaining or future extension potential (subject to the usual consents).

Requiring a high level of modernisation throughout, this is very much a project property, ideal for those keen to refurbish and design to their own taste.

Offered chain free, it presents a rare chance to secure a characterful home in a prime Walthamstow Village setting with the freedom to transform it to your exact requirements.

Walthamstow Central is around a 15-minute walk, offering fast links into central London via the Victoria line and mainline rail services. Walthamstow Queens Road is just over 15 minutes on foot, providing Overground connections across the wider city.







- Heart of Walthamstow Village
- Two Bedrooms
- First Floor Shower Room
- Accessible Walthamstow Central Station
- Semi-detached Cottage
- Two Reception Rooms
- Chain Free
- Great Size Garden

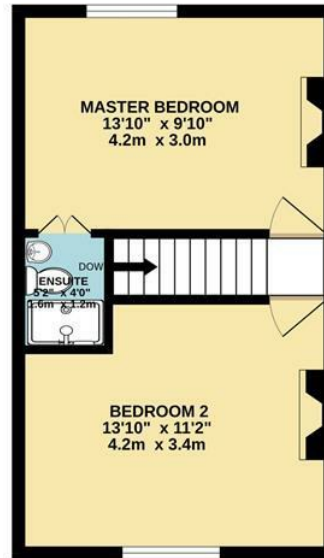




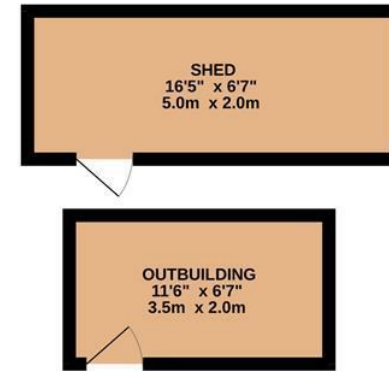
GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



EXTERIOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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