




## Grove Road, Walthamstow, London, E17

Offers In Excess Of £725,000

**FOR SALE**

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Freehold

- 2 Bedroom Victorian semi-detached house
- Kitchen/Diner
- Gas central heating
- Potential To Extend Into The Loft (STPP)
- Close to Walthamstow Village & Walthamstow Central Tube station: 0.5 mile
- EPC rating: D (65) & Council tax band: C
- Rear garden with outbuilding
- On street residents permit parking
- Chain-free
- Internal: 734 sq ft (68 sq m)

An exceptional, chain-free, two-bedroom Victorian semi-detached house that beautifully blends modern design with original character.

The front reception room is filled with natural light from beautifully restored original sash windows set within a classic bay. Original wooden floorboards and bespoke alcove storage create a warm, characterful feel that continues throughout the home.

The impressive open-plan kitchen/diner boasts stylish, durable rubber flooring paired with electric underfloor heating. The bespoke kitchen features sleek stainless-steel worktops and is illuminated by a skylight alongside Velfac windows to the rear and side.

French doors open directly onto a paved, north-facing rear garden. This private outdoor space is ideal for alfresco dining and benefits from handy side access. A highly versatile outbuilding, equipped with underfloor heating, provides the perfect home office.

Completing the ground floor is a contemporary family bathroom, showcasing pale mint tiling contrasted with striking black fixtures, all warmed by underfloor heating.

Upstairs, the first floor comprises two well-proportioned double bedrooms, both retaining their original wooden floors. The principal bedroom to the front features twin windows, while the second bedroom enjoys views over the garden and incorporates useful built-in storage. There is also excellent potential to extend into the loft space, subject to planning permission.

A friendly neighbourhood with a genuine sense of community spirit sits just beyond the front door. It's easy to connect

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## DIMENSIONS

### Reception Room

12'3 x 11'11 (3.73m x 3.63m)

### Kitchen/Dining Room

15'7 x 14'0 (4.75m x 4.27m)

### Ground Floor Bathroom

7'7 x 5'6 (2.31m x 1.68m)

### Bedroom

14'0 x 11'11 (4.27m x 3.63m)

### Bedroom

11'11 x 10'7 (3.63m x 3.23m)

### Rear Garden

16'4 x 11'7 (4.98m x 3.53m)

### Oubuilding

7'1 x 5'5 (2.16m x 1.65m)

### On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

### 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.

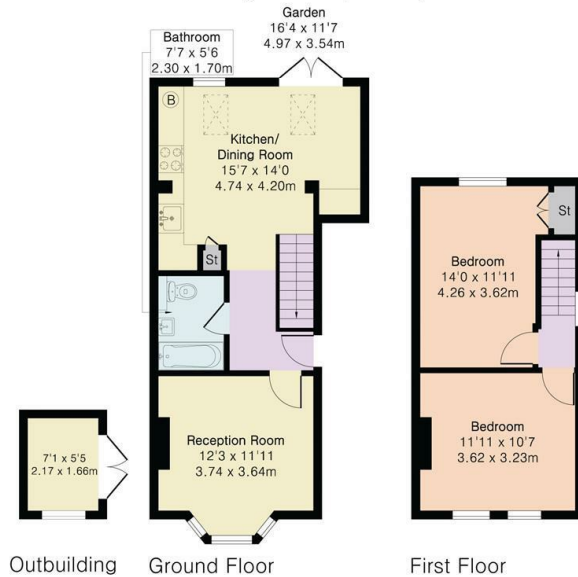
## FLOORPLAN

### Approximate Gross Internal Area 734 sq ft - 68 sq m (Excluding Outbuilding)

Ground Floor Area 435 sq ft - 40 sq m

First Floor Area 299 sq ft - 28 sq m

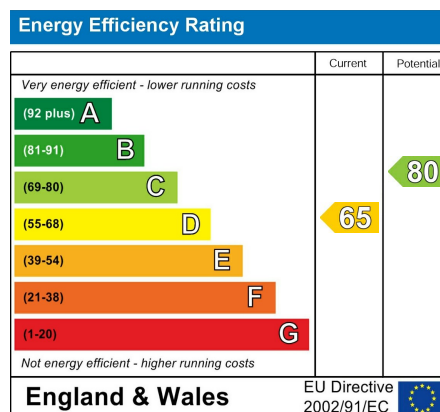
Outbuilding Area 39 sq ft - 4 sq m



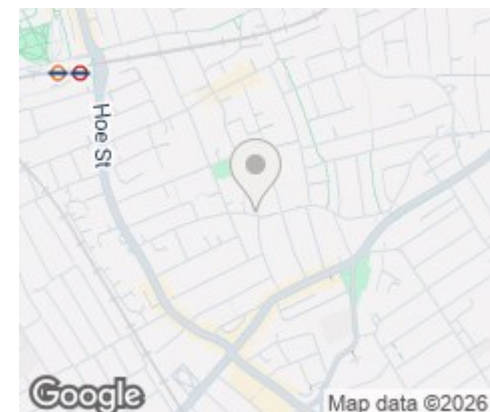
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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



## LOCATION



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