



Hoe Street London E17 9QF

Guide Price £525,000



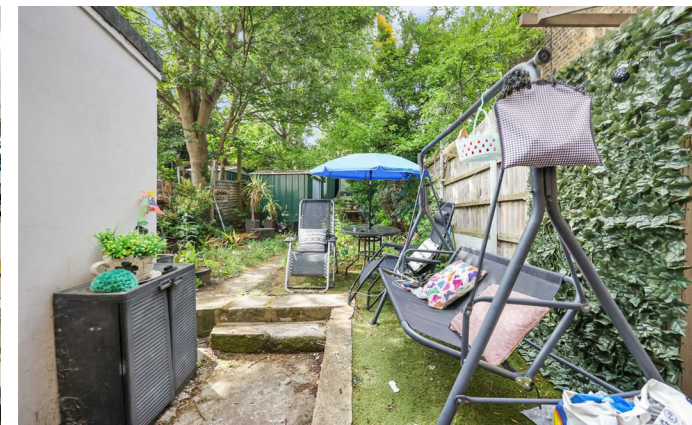
Hoe Street

London

E17 9QF

Guide Price £525,000

- Two Bedroom Terrace House
- Bay Fronted 1900s Build
- Two Reception Rooms
- Spacious Kitchen
- Ground Floor WC & First Floor Bathroom
- 45ft Rear Garden
- Close Proximity To Lloyd Park
- Walking Distance To Walthamstow Central Station
- Easy Access To Local Amenities
- Chain Free





**\*Guide Price £525,000-£550,000\*** Situated on the ever popular Hoe Street in the heart of Walthamstow, this charming two bedroom Victorian home offers an excellent opportunity for buyers seeking character, convenience and potential with 999sqft of internal space. Dating back to the early 1900s, the property retains attractive period features including impressive bay-fronted windows, which flood the interior with natural light and enhance its timeless kerb appeal. Offered to the market with no onward chain, this is an ideal purchase for those looking for a straightforward move.



The ground floor comprises two well proportioned reception rooms, providing flexible living and dining space, alongside a fitted kitchen to the rear. A particularly practical feature is the ground floor WC, ideal for modern family living and entertaining. The layout flows seamlessly through to the rear of the property, creating a welcoming and functional home environment.



Upstairs, the first floor offers two generous bedrooms and a family bathroom, conveniently located off the landing. The accommodation is well balanced throughout, making it an ideal choice for first-time buyers, young families or those looking to invest in this highly sought-after East London location.



Externally, the property benefits from a substantial 45ft rear garden, offering plenty of space for outdoor dining, gardening or future landscaping projects. Perfectly positioned within walking distance of Lloyd Park and Walthamstow Central Station, residents can enjoy excellent leisure facilities and fast transport links into Central London via the Victoria Line and Overground services, making this an outstanding home for commuters and lifestyle buyers alike.

## Entrance Hallway

## Reception Room One

13'5" x 10'10" (4.09m x 3.31m)

The dining room is a spacious and inviting area to the front of the property, featuring a charming bay window that allows plenty of natural light to fill the space. Its generous proportions make it a lovely spot for family meals or entertaining guests.

## Reception Room Two

12'3" x 11'11" (3.74m x 3.63m)

The reception room provides a comfortable living space, filled with natural light from a window looking out to the garden. It offers enough room for both seating and dining furniture, making it a great social hub that connects through to the kitchen.

## Kitchen

12'7" x 7'11" (3.84m x 2.42m)

The kitchen is a practical galley style with plenty of storage and work surface space. It is fitted with white cabinets and black countertops, and benefits from a window over the sink as well as an adjoining utility area that leads out to the garden.

## First Floor Landing

## Bedroom One

14'7" x 13'5" (4.44m x 4.09m)

The larger bedroom features a generous bay window to the front, providing ample natural light and a spacious feel. It has room for a double bed and additional furnishings, making it a comfortable master bedroom.

## Bedroom Two

11'4" x 9'8" (3.46m x 2.95m)

The second bedroom is a well proportioned room also benefiting from a good sized window. It offers enough space for a double bed and storage, making it suitable for guests or family members.

## Bathroom

8'0" x 5'5" (2.44m x 1.66m)

The main bathroom is fitted with essential sanitary ware including a bath, pedestal sink, and a frosted window for privacy. It has a practical tiled finish in a neutral palette.

## Garden

45'4" x 18'9" (13.83m x 5.72m)

This pleasant rear garden extends well beyond the house, offering a combination of paved and lawn areas with mature greenery and a variety of shrubs. It includes cosy seating areas and garden storage, creating a relaxing outdoor space perfect for enjoying in warmer months.





**STRETTONS** Hoe Street, E17 **GROSS INTERNAL AREA 92.9 sq m / 999 sq ft**

Garden 45'4" x 18'9" 13.83m x 5.72m

Kitchen 12'7" x 7'11" 3.84m x 2.42m

Reception Room 12'3" x 11'11" 3.74m x 3.63m

Dining Room 13'5" x 10'10" 4.09m x 3.31m

Bathroom 8'0" x 5'5" 2.44m x 1.66m

Bedroom 11'4" x 9'8" 3.46m x 2.95m

Bedroom 14'7" x 13'5" 4.44m x 4.09m

Ground Floor First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 92.9 sq m / 999 sq ft

TOTAL STORAGE SPACE Storage and wardrobe base area 79.1 sq m / 851 sq ft

EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT Common areas only 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Council Tax Band **B** EPC Rating **D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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