

Cromwell Road, Walthamstow, London, E17

Guide Price £725,000

Freehold

FOR SALE

1 1 2

- Victorian terraced house
- 2 Bedrooms
- Gas Central Heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.6 mile
- EPC Rating: D (62)
- Council Tax band: C
- Rear Garden
- On Street Residents Permit Parking
- Internal: 772.8 sq ft (71.8 sq m)

A two-bedroom Victorian end-of-terrace house located in Walthamstow Village, measuring 772.8 sq ft.

The dual-aspect reception room features a front bay window, with carpet laid over the original Victorian floorboards. The property has double-glazed wooden sash windows throughout, except the single-glazed kitchen and bathroom windows. Located at the rear of the property, the kitchen benefits from a skylight and a window overlooking the garden. It is fitted with white cabinetry, a Belfast sink, and flooring by the Colour Flooring Company.

On the first floor, the principal bedroom spans the full width of the front of the property and features two windows. The second bedroom is positioned at the rear. A central bathroom, fitted with a bath and separate shower cubicle, serves both bedrooms and features the same flooring as the kitchen. The property also benefits from an east-facing rear garden with a gravel patio area.

The house is just over half a mile from Walthamstow Central station, providing access to the Victoria line and the London Overground. The independent shops, restaurants, and cafés of Orford Road are within easy walking distance. Vibrant local community events include the E17 Art Trail and regular Jumble Trails.

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DIMENSIONS

Reception Room
21'3 x 13'4 (6.48m x 4.06m)

Kitchen
13'2 x 7'10 (4.01m x 2.39m)

Bedroom
13'4 x 10'8 (4.06m x 3.25m)

Bedroom
10'5 x 8'0 (3.18m x 2.44m)

Bathroom

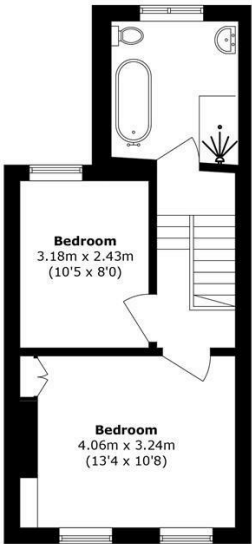
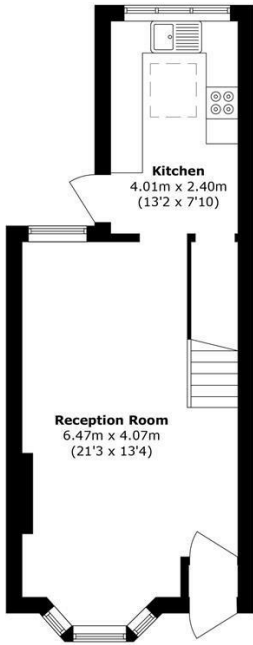
Rear Garden

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



Total area (approx.): 71.8 sq. m (772.8 sq. ft)

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		
	62	78
England & Wales		
EU Directive 2002/91/EC		

LOCATION

