



Lynmouth Road, E17 8AQ
London





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Nestled on the charming Lynmouth Road in Walthamstow, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts three spacious double bedrooms, providing ample room for families or individuals who appreciate generous living quarters.

With one well-appointed reception room, this home offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is its chain-free status, allowing for a straightforward and hassle-free purchase process. The location is particularly appealing, as it is within walking distance to St James Street Park, where residents can enjoy leisurely strolls or outdoor activities. Additionally, a variety of shops and amenities are just a short walk away, ensuring that daily necessities are easily accessible.

For those who commute, the nearby train line provides excellent transport links, making it convenient to travel to other parts of London and beyond. This house on Lynmouth Road is not just a home; it is a lifestyle choice that combines comfort, convenience, and community. Do not miss the chance to make this lovely property your own.

Offers In The Region Of £725,000



- Chain Free
- Walking Distance To St James Park
- En-Suite To Master Bedroom
- South Facing Garden

Community & Schools

Lynmouth Road is situated within a well-established, close-knit and supportive community, offering a welcoming environment for families and residents alike. The location is particularly well suited to families, with a number of popular schools within easy reach, including Barn Croft Primary School, South Grove Primary School and Coppermill Primary School, all within approximately half a mile. For secondary education, Kelmscott School and Willowfield School are also conveniently located nearby.

With a choice of primary and secondary schools close to home, together with the community feel of Walthamstow, Lynmouth Road offers an attractive setting for family living.

Hallway 3'3" x 7'5" (0.99m x 2.26m)

Door to front aspect, laminate flooring and smoke alarm.

Reception 10'8" x 22'0" (3.25m x 6.71m)

Double glazed windows to front and rear aspect, coved ceiling, two double radiators, laminate flooring, TV aerial point and power points.

Bathroom 5'9" x 8'8" (1.75m x 2.64m)

Double glazed window to rear aspect, Vinyl flooring and part tiled walls, panel enclosed bath with shower attachment, hand wash basin with mixer tap, low level flush w/c.

Kitchen 8'11" x 10'2" (2.72m x 3.10m)

Double glazed window to side aspect, tiled flooring and walls with splash backs, range of base & wall units with flat top work surfaces, integrated cooker with gas oven and electric oven, sink with with drainer units, space for fridge freezer, plumbing for washing machine and power points.

- Three Double Bedrooms
- Walking Distance To St James Street Station
- Well Presented

Lobby 2'8" x 6'9" (0.81m x 2.06m)

Double glazed door to side aspect and tiled flooring.

First Floor Landing 1'10" x 11'5" (0.56m x 3.48m)

Double glazed window to rear aspect, single radiator and carpeted flooring.

Bedroom One 10'5" x 13'8" (3.18m x 4.17m)

Double glazed windows to front aspect, coved ceiling, double radiator, carpeted flooring and power points.

Bedroom Two 9'4" x 11'6" (2.84m x 3.51m)

Double glazed window to rear aspect, coved ceiling, single radiator, carpeted flooring and power points.

Loft Room 10'7" x 15'2" (3.23m x 4.62m)

Double glazed Velux window to front and window to rear aspect, double radiator, Engineered oak flooring, power points and Eaves storage.

Second Floor Shower 2'11" x 7'5" (0.89m x 2.26m)

Double glazed Velux window to rear aspect, shower cabin with shower attachment, tiled flooring and part tiled walls, hand wash basin with mixer tap and vanity under, heated towel rail radiator.

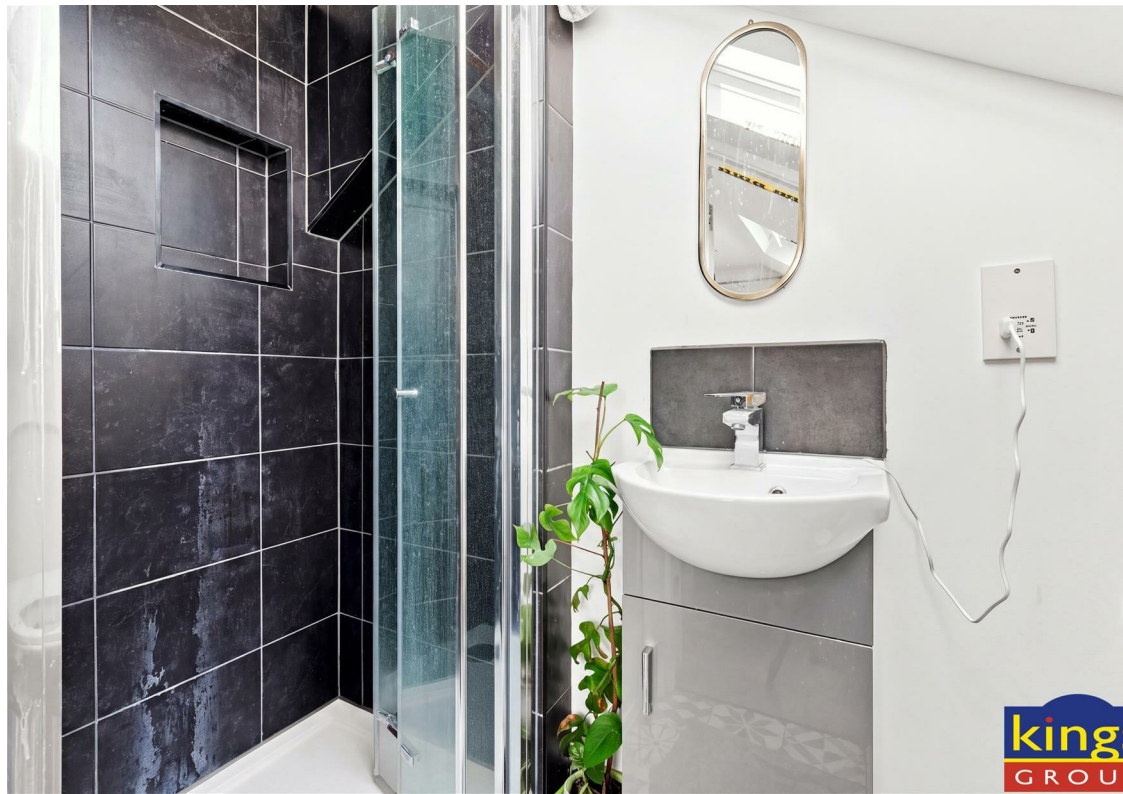
Garden

South Facing Garden, very low maintenance, shed, outside tap

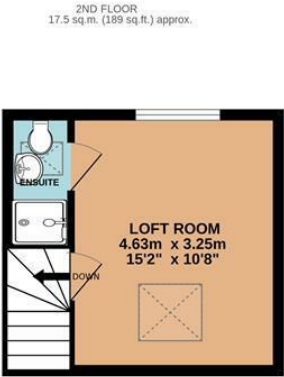
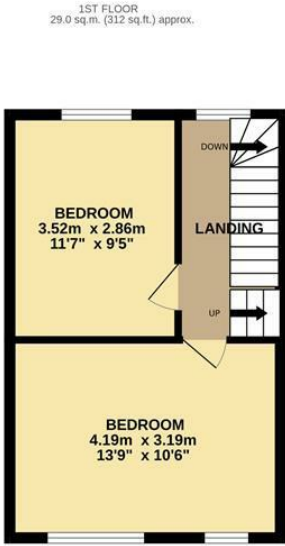
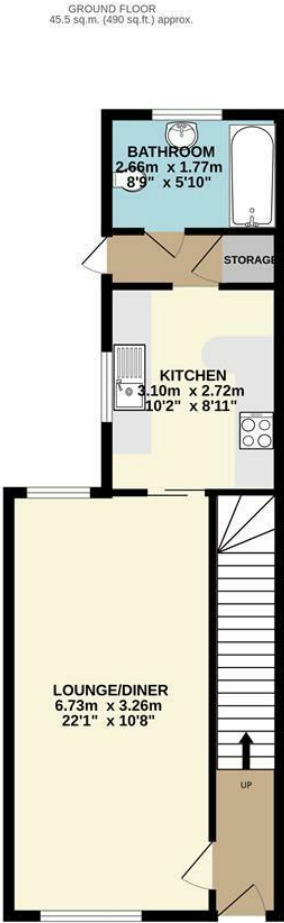








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



LYNMOUTH ROAD

TOTAL FLOOR AREA : 92.1 sq.m. (991 sq.ft.) 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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248 Hoe Street, Walthamstow, London,
E17 3AX
T: 020 8521 1122
E:
www.kings-group.net

