



# Havant Road, Walthamstow, London, E17

Offers In Excess Of £995,000

**FOR SALE**

 2  2  5

Freehold

- 5 bedroom Victorian terraced house
- Ground floor WC, Kitchen/diner & Loft conversion
- Double glazing & gas central heating
- Wood Street Overground station: 0.2 mile
- Walthamstow Village nearby
- Council tax band: D & EPC rating: C (70)
- Rear garden: approx 31'2 x 14'1
- On street residents permit parking
- Chain free
- Internal: 1459 sq ft (136 sq m)

Nestled in the vibrant and highly sought-after area of Walthamstow, this charming five-bedroom Victorian terraced house seamlessly blends period character with modern living. This generously proportioned home boasts a thoughtfully executed loft conversion, providing ample space for a growing family or those desiring flexible accommodation.

The heart of the home lies in its spacious kitchen-diner, a perfect hub for entertaining and everyday family life. Beyond this, a private rear garden offers a tranquil outdoor retreat, ideal for relaxation and al fresco dining.

The property benefits from its excellent location within Walthamstow, providing easy access to a wealth of local amenities. Residents can enjoy the inviting atmosphere of Dudley's cafe, a local favourite for coffee and brunch, or savour the delightful flavours of Balkan cuisine at The Lacy Nook restaurant. The historic Walthamstow Trades Hall, a community hub with a rich programme of events, is also within close proximity.

Commuting is convenient with Wood Street Overground station just a short stroll away, connecting residents to central London and beyond. Furthermore, the property is enviably situated nearby to the charming and historic Walthamstow Village, with the popular Orford Road home to independent shops, and a variety of pubs and eateries. This impressive Victorian residence offers an exceptional blend of space, style, and a fantastic community setting.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Open to reception two.

### Ground floor WC

### Reception Room One

11'0 x 10'5 (3.35m x 3.18m)

Open to:

### Reception Room Two

11'4 x 11'3 (3.45m x 3.43m)

Open to reception room one & kitchen/diner.

### Kitchen/diner

24'10 x 13'5 (7.57m x 4.09m)

Bi-folding doors leading into rear garden.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

### Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)

### Bedroom Three

8'3 x 7'10 (2.51m x 2.39m)

### First Floor Bathroom

9'5 x 4'11 (2.87m x 1.50m)

### Second Floor Landing (Loft)

Door to bedroom four & bedroom five.

### Bedroom Four

16'10 x 9'1 (5.13m x 2.77m)

Door to:

### Ensuite

7'4 x 3'6 (2.24m x 1.07m)

### Bedroom Five

13'7 x 7'6 (4.14m x 2.29m)

### Rear Garden

31'2 x 14'1 (9.50m x 4.29m)

### On Street Residents Permit Parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### 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.

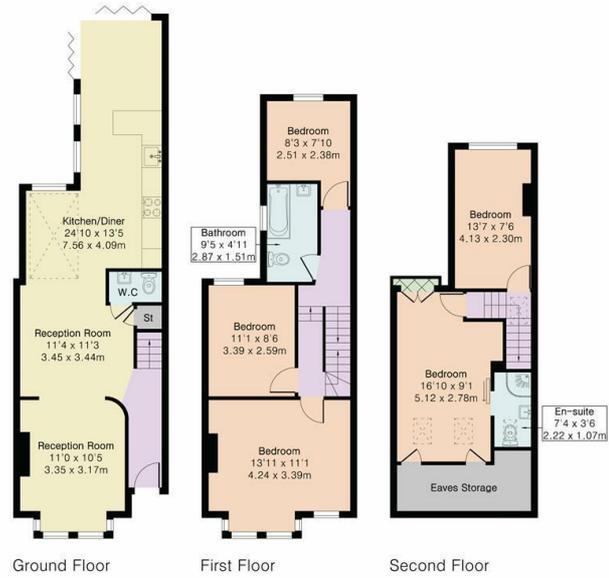
## FLOORPLAN

Approximate Gross Internal Area 1459 sq ft - 136 sq m

Ground Floor Area 617 sq ft - 58 sq m

First Floor Area 508 sq ft - 47 sq m

Second Floor Area 334 sq ft - 31 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

