



Barclay Road, Walthamstow, London, E17

Offers In Excess Of £1,170,000

Freehold

FOR SALE

1 2 4

- Victorian semi-detached house
- 4 Double bedroom
- Kitchen/diner & Loft conversion
- Walthamstow Village location
- Wood Street Overground station: 0.4 mile
- Walthamstow Central Tube station: 0.7 mile
- EPC rating: D (66) & Council tax band: C
- Rear garden: 50'0 x 15'
- On street residents permit parking
- Internal: 1415 sq ft (132 sq m)

Nestled in the highly sought-after Walthamstow Village, this gorgeous 4-double-bedroom Victorian semi-detached house immediately offers fantastic kerb appeal with its appealing green exterior and tiled path.

Step inside to a beautifully finished home where exceptional attention to detail is evident in all the high-quality fixtures, complemented by wonderful natural light throughout. The welcoming reception room features a classic bay window and a working gas fireplace. The ground floor also includes a utility room/WC before leading into the heart of the home: a large, modern kitchen-diner. This space is thoughtfully designed, boasting integrated AEG appliances, a wine cooler, a pull-out pantry and corner carousel cabinet, underfloor-heated concrete flooring, a cosy woodburner, skylights and bi-fold doors that open the entire room to the outside. The recently remodelled north-facing garden enjoys afternoon sun and features top-of-the-line artificial grass and paving.

Moving up to the first floor, the front bedroom has two windows and stripped-wood floorboards. The second bedroom is currently utilised as a home gym and office, with garden views and a skylight, showcasing the property's versatile options. A modern floor-to-ceiling tiled three-piece bathroom completes this level.

The second floor is bathed in light from a skylight over the stairs, leading to two further double bedrooms. The larger bedroom benefits from two skylights and access to eaves storage, while the other features a large window overlooking the garden. This floor is served by a second, fully tiled shower room.

This home is perfectly placed near the independent shops/eateries of Orford Road. Local amenities, including Lamb's Café and Eat17, provide everyday convenience. Epping Forest and Hollow Ponds are close by, while Walthamstow Central and Wood Street stations are a short stroll away with excellent transport links, including the Victoria Line. The area also boasts great local primary schools.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

Utility/WC

6'7 x 6'5 (2.01m x 1.96m)

Reception Room

12'0 x 9'6 (3.66m x 2.90m)

Kitchen/Diner

28'0 x 12'7 (8.53m x 3.84m)

Sliding bi-folding patio doors leading onto rear garden. Door to utility/wc.

First Floor Landing

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

Bedroom One

12'8 x 11'9 (3.86m x 3.58m)

Bedroom Two

14'2 x 8'2 (4.32m x 2.49m)

First Floor Bathroom

8'6 x 6'9 (2.59m x 2.06m)

Second Floor Landing (Loft)

Access to all second floor rooms.

Bedroom Three

13'2 x 11'8 (4.01m x 3.56m)

Door to eaves.

Bedroom Four

11'4 x 8'0 (3.45m x 2.44m)

Second Floor Bathroom

8'4 x 6'0 (2.54m x 1.83m)

Eaves

11'8 x 3'11 (3.56m x 1.19m)

Rear Garden

50'0 x 15'0 (15.24m x 4.57m)

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 1415 sq ft - 132 sq m

Ground Floor Area 555 sq ft - 52 sq m

First Floor Area 475 sq ft - 44 sq m

Second Floor Area 385 sq ft - 36 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure 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

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		
England & Wales	EU Directive 2002/91/EC	

LOCATION

