

Grove Road, Walthamstow, London, E17

Offers In Excess Of £725,000

Freehold

FOR SALE

1 1 2

- 2 Bedroom Victorian semi-detached house
- Kitchen/Diner
- Gas central heating
- Potential To Extend Into The Loft (STPP)
- Close to Walthamstow Village & Walthamstow Central Tube station: 0.5 mile
- EPC rating: D (65) & Council tax band: C
- Rear garden with outbuilding
- On street residents permit parking
- Chain-free
- Internal: 734 sq ft (68 sq m)

An exceptional, chain-free, two-bedroom Victorian semi-detached house that beautifully blends modern design with original character.

The front reception room is filled with natural light from beautifully restored original sash windows set within a classic bay. Original wooden floorboards and bespoke alcove storage create a warm, characterful feel that continues throughout the home.

The impressive open-plan kitchen/diner boasts stylish, durable rubber flooring paired with electric underfloor heating. The bespoke kitchen features sleek stainless-steel worktops and is illuminated by a skylight alongside Velfac windows to the rear and side.

French doors open directly onto a paved, north-facing rear garden. This private outdoor space is ideal for alfresco dining and benefits from handy side access. A highly versatile outbuilding, equipped with underfloor heating, provides the perfect home office.

Completing the ground floor is a contemporary family bathroom, showcasing pale mint tiling contrasted with striking black fixtures, all warmed by underfloor heating.

Upstairs, the first floor comprises two well-proportioned double bedrooms, both retaining their original wooden floors. The principal bedroom to the front features twin windows, while the second bedroom enjoys views over the garden and incorporates useful built-in storage. There is also excellent potential to extend into the loft space, subject to planning permission.

A friendly neighbourhood with a genuine sense of community spirit sits just beyond the front door. It's easy to connect

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DIMENSIONS

Reception Room
12'3 x 11'11 (3.73m x 3.63m)

Kitchen/Dining Room
15'7 x 14'0 (4.75m x 4.27m)

Ground Floor Bathroom
7'7 x 5'6 (2.31m x 1.68m)

Bedroom
14'0 x 11'11 (4.27m x 3.63m)

Bedroom
11'11 x 10'7 (3.63m x 3.23m)

Rear Garden
16'4 x 11'7 (4.98m x 3.53m)

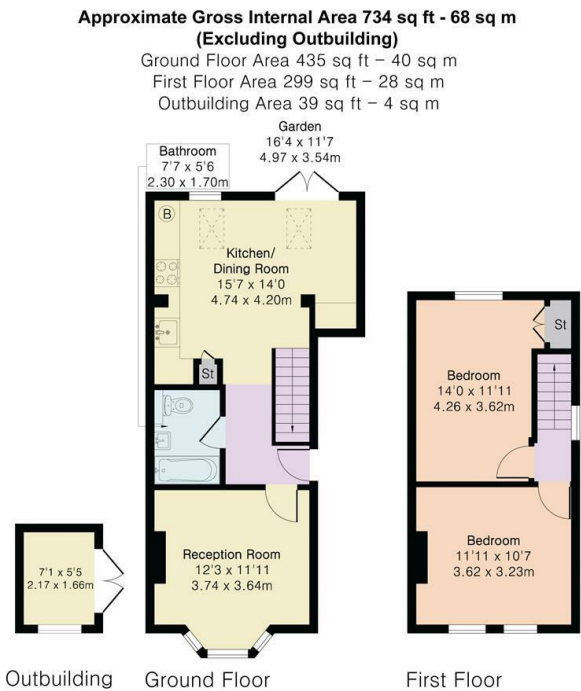
Oubuilding
7'1 x 5'5 (2.16m x 1.65m)

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.

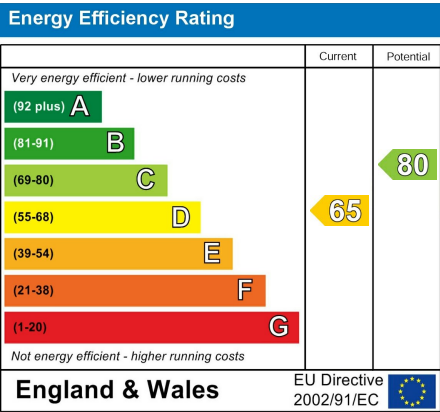
FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 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



LOCATION

