

# Coppermills

3 bedroom House

**Hazelwood Road, London, E17**

Offers in excess of £750,000 Freehold



Located on a tree lined street. A charming family home that enjoys three double bedrooms two bathrooms and basement in a Victorian mid-terrace conversion. Sat on a tree lined street with Walthamstow Wetlands on your doorstep, and St James Street station with its box park close by.

This property has a spacious living room and kitchen with a shower room at the rear. The garden is well loved and full of character you can in the summer hear the birds that nest around the area from the wetlands.

To view this property  
[info@coppermills.co.uk](mailto:info@coppermills.co.uk)  
020 8509 9170

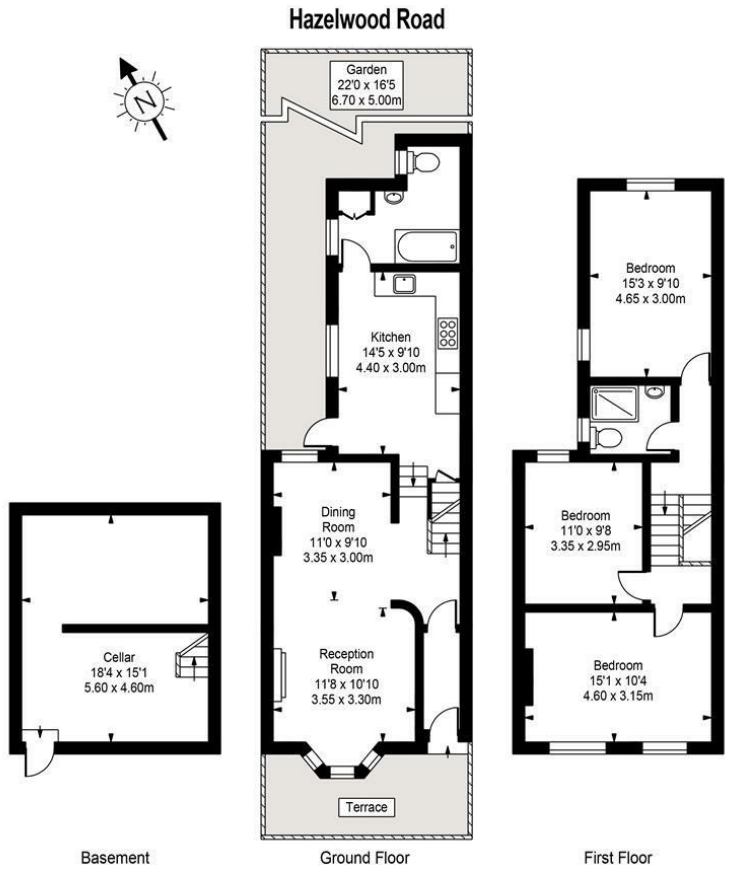
A great home that's  
selling chain free!

## Hazelwood Road, London, E17

Upstairs are three good size bedrooms and a bathroom. This house has a basement for additional storage needs. Permit street parking. On your doorstep, Walthamstow Wetlands, The Mill, Box park,



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Approx Gross Internal Area 1414 Sq Ft - 131.36 Sq M  
 For Illustration Purposes Only - Not To Scale  
 Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)

### EPC Details

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Experience, honesty and trust is a good place to start,  
but with **Coppermills** there is so much more.

Commitment, advice and support from our team will  
ensure you achieve your property goals.

If you are looking for sales, lettings or management  
of your property, you will benefit from our extensive  
knowledge of the local market.



**Coppermills**

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