



Woodville Road, London, E17

BUTLER & STAG



**Guide Price £725,000 -
£750,000. Full Video Tour**

**A stand out, Mid-Terrace,
VICTORIAN family home
on a quiet residential
turning in popular E17.**



Freehold

- Three Double Bedrooms
- Bright Open Plan Kitchen/Reception Room
- Three DOUBLE bedrooms/Three Bathrooms
- Extended
- Dining Room with Garden Views
- Master with En-Suite

Set on a quiet residential turning in popular E17, Butler & Stag are delighted to offer this sensitively modernised and extended family home for sale.

The owners have created a bright and welcoming property, with a spacious reception room running into a stunning, fully fitted kitchen with high gloss units, integrated appliances and a breakfast island. The clever extension adds a lovely dining room with bi-folding doors leading directly to the sunny, low-maintenance rear garden. Additionally, a downstairs shower room/cloakroom and utility area give outstanding flexibility for guests and family.

Upstairs, each of the three bedrooms are a comfortable double, with a family bathroom on the first floor and an en-suite to the top floor master bedroom.

At the rear, the garden has been cleverly designed to provide a lovely entertaining space that is accessed directly from the dining area and being generally low maintenance has established/bee borders.

Woodville Road is a quiet turning that enjoys a superb location in Walthamstow. With access to some award-winning schools, two TFL stations within a mile and a thriving social scene it's easy to see why E17 is such a popular spot with young families looking to enjoy the local facilities yet have quick and easy access to Central London and the City.

Council- Waltham Forest
Tax Band- C

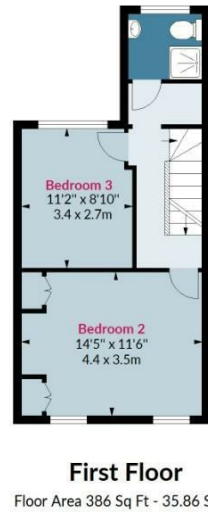




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Approx. Gross Internal Area 1234 Sq Ft - 114.64 Sq M

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
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BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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