



**89 Garner Road,  
Walthamstow**

**Offers In The Region  
Of £700,000 Freehold**





# 89 Garner Road, Walthamstow

248 Hoe Street, Walthamstow, London,  
E17 3AX

020 8521 1122  
[www.kings-group.net](http://www.kings-group.net)

- Five Bedrooms
- Mid Terrace House
- Loft Conversion
- Private Rear Garden
- Walking Distance To Lloyds Park
- Council Tax Band: D

Garner Road in the vibrant Walthamstow, this charming mid-terrace property offers a delightful blend of space and comfort, making it an ideal family home. With five well-proportioned bedrooms, including a thoughtfully designed loft conversion, there is ample room for both relaxation and productivity.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential.

Two modern bathrooms provide convenience for busy mornings and family life, ensuring that everyone has their own space. The private rear garden is a true gem, offering a tranquil outdoor retreat where you can unwind, host summer barbecues, or let children play freely.

Situated within walking distance to the picturesque Lloyd Park, residents can enjoy the beauty of nature and the various recreational activities it offers. This location is not only ideal for families but also for those who appreciate the vibrant community and amenities that Walthamstow has to offer.

In summary, this property on Garner Road presents an excellent opportunity for those seeking a spacious and versatile home in a sought-after area. With its generous living spaces, outdoor garden, and proximity to local parks, it is sure to appeal to a wide range of buyers.

## Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: D  
Annual Council Tax Estimate: £2,278  
Construction: Brick Built  
Flood Risk: Rivers & Seas-Very low, Surface Water-Very low

## Porch

## Hallway

Reception 12'9" x 14'5" (3.90 x 4.40)

Diner 14'5" x 18'8" (4.40 x 5.70)

Kitchen 10'5" x 10'5" (3.20 x 3.20)

## First Floor Landing

First Floor Bathroom 7'2" x 7'10" (2.20 x 2.40)

Bedroom One 14'9" x 15'5" (4.50 x 4.70)

Bedroom Two 10'5" x 11'5" (3.20 x 3.50)

Bedroom Three 6'6" x 12'9" (2.00 x 3.90)

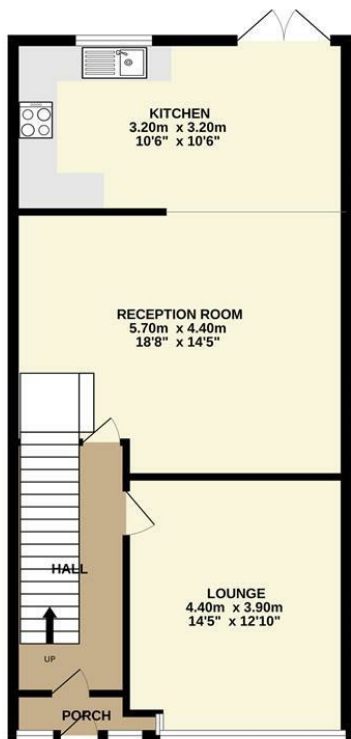
## Second Floor Landing

Second Floor Bathroom 6'2" x 6'10" (1.90 x 2.10)

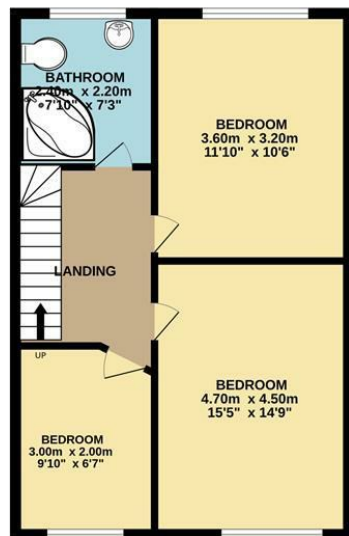
Bedroom Four 10'2" x 18'0" (3.10 x 5.50)

Bedroom Five 8'6" x 16'4" (2.60 x 5.00)

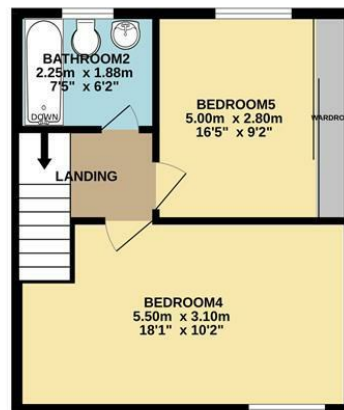
GROUND FLOOR  
60.5 sq.m. (652 sq.ft.) approx.



1ST FLOOR  
45.4 sq.m. (489 sq.ft.) approx.



2ND FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



GARNER ROAD

TOTAL FLOOR AREA : 140.4 sq.m. (1511 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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