



Billet Road, E17 5DN
London

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Nestled on Billet Road in London, this charming mid-terrace house offers a delightful blend of comfort and potential. Built in 1937, the property spans an impressive 969 square feet, providing ample space for family living. With three well-proportioned bedrooms, this home is perfect for those seeking a peaceful retreat in the bustling city.

The property boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The kitchen, while not specified, is likely to be a functional area that can be tailored to your culinary needs.

One of the standout features of this home is its ease of access to the A406, making commuting and travel around London remarkably convenient. Additionally, there is potential to extend the property, subject to planning permission, which opens up exciting possibilities for those looking to create their dream home.

This three-bedroom mid-terrace house is not just a place to live; it is a canvas for your future aspirations. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to secure a home in a desirable location. Don't miss the chance to make this house your own.

£525,000



- **Potential To Extend STPP**
- **Two Reception Rooms**
- **Perfect First Time Purchase**

Locality

Billet Road, is a residential area within the Higham Hill ward of the London Borough of Waltham Forest. It offers a suburban feel while maintaining easy access to central London, making it a practical choice for families and commuters alike. The street primarily features mid-20th century terraced houses, many with generous interiors and private gardens.

Residents benefit from close proximity to green spaces like Lloyd Park, a popular destination for family outings and community events, as well as the expansive Walthamstow Wetlands, ideal for nature lovers. Lifestyle amenities are plentiful, with a good mix of independent shops, cafés, and restaurants nearby—particularly in Walthamstow Village, a historic enclave with a strong local character.

Transport links are convenient, with several bus routes servicing the area and nearby train stations, such as Northumberland Park, offering connections to the broader London network. Educational options are also well-regarded, with schools like Whittingham Primary Academy nearby and a range of primary and secondary schools in Walthamstow rated 'Good' to 'Outstanding' by Ofsted.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £2,278
Construction Type: Brick Built
Flood Risk: Rivers & Sea: Very Low , Surface Water: Low

Hallway 6'10" x 15'1" (2.1 x 4.62)

Stairs to first floor landing, single radiator, carpeted flooring and power points.

- **Ease Of Access To A406**
- **Three Bedrooms**
- **Period Features**

Reception 11'10" x 13'8" (3.61 x 4.19)

Double glazed window to front aspect, ceiling with centre ceiling rose, double radiator, carpeted flooring and power points.

Dinning Room 10'2".11'2" (3.10.3.41)

Double glazed window to rear aspect, ceiling with centre ceiling rose, double radiator, carpeted flooring, power points and door leading to garden.

Kitchen 7'3" x 7'10" (2.21 x 2.39)

Double glazed window to rear aspect, lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, freestanding cooker with electric oven and gas hob, sink with drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power points and door leading to garden.

First Floor Landing 6'3" x 6'5" (1.92 x 1.98)

Open balustrade and carpeted flooring.

First Floor Bathroom 6'3" x 8'0" (1.92 x 2.45)

Double glazed window to rear aspect, heated rail radiator, tiled flooring, extractor fan, panel enclosed bath with electric shower, hand wash basin with mixer tap, low level flush w/c.

Bedroom One 9'10" x 11'2" (3.00 x 3.41)

Double glazed bay window to front aspect, ceiling with centre ceiling rose, double radiator, laminate flooring and power points.

Bedroom Two 9'10" x 10'9" (3.00 x 3.30)

Double glazed window to rear aspect, ceiling with centre ceiling rose, double radiator, laminate flooring and power points.

Bedroom Three 6'3" x 7'10" (1.91 x 2.39)

Double glazed bay window to front aspect, ceiling with centre ceiling rose, single radiator, carpeted flooring and power points.





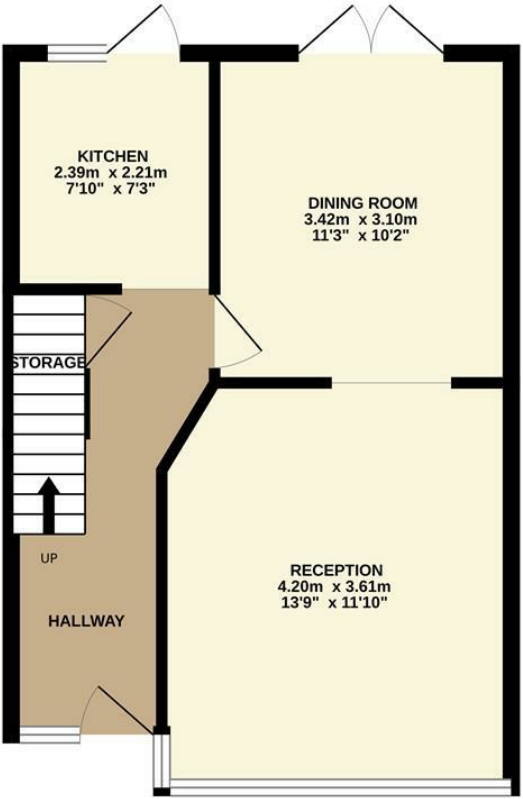




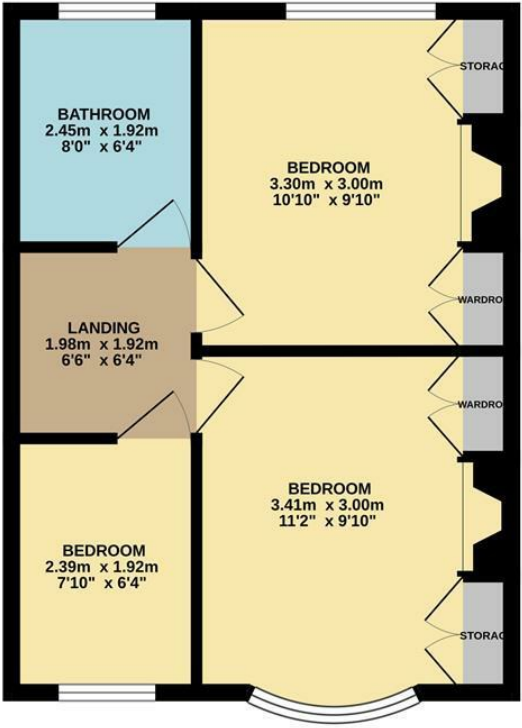
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 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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