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Guildford Road, London, E17 4EA
Offers In The Region Of £615,000

Nestled on the charming Guildford Road in London, this delightful mid-terrace house offers a perfect blend of comfort and potential. Spanning an impressive 1,313 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is the open-plan kitchen diner, which provides a spacious and modern area for family meals and gatherings.

This residence boasts three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space. The bathroom is conveniently located, ensuring ease of access for all occupants. One of the standout features of this property is the large garden, a rare find in urban settings, offering a private outdoor retreat for gardening, play, or simply enjoying the fresh air.

Transport links are superb, with easy access to Highams Park station and Walthamstow Central, making commuting a breeze. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

This house on Guildford Road presents a wonderful opportunity for those looking to settle in a vibrant area of London, combining spacious living with the possibility for future enhancements. Don't miss the chance to make this charming property your new home.



Hallway
5'9" x 15'8" (1.77 x 4.79)

Reception
12'2" x 14'1" (3.73 x 4.30)

Kitchen
11'8" x 18'0" (3.56 x 5.50)

First Floor Landing
5'9" x 7'10" (1.77 x 2.41)


Bedroom One
11'4" x 14'1" (3.47 x 4.30)


Bedroom Two
10'9" x 12'3" (3.29 x 3.75)

Bedroom Three
7'8" x 7'9" (2.34 x 2.38)

Loft Room
11'5" x 14'1" (3.50 x 4.30)

Summer House
16'4" x 23'10" (5.00 x 7.28)

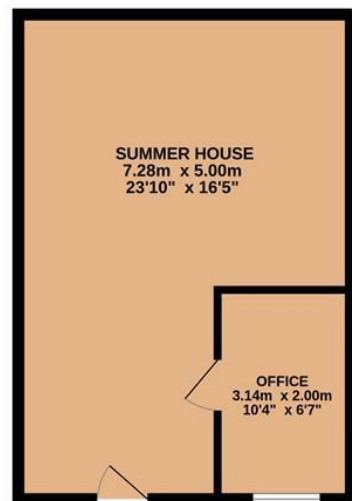
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

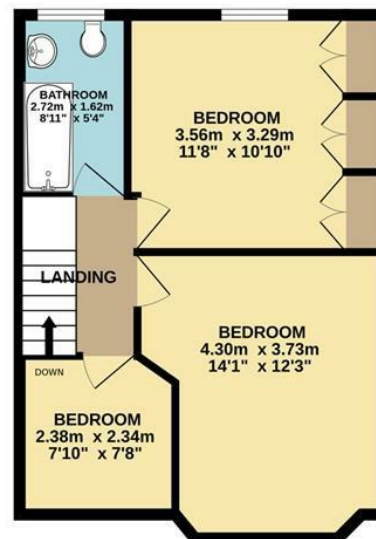




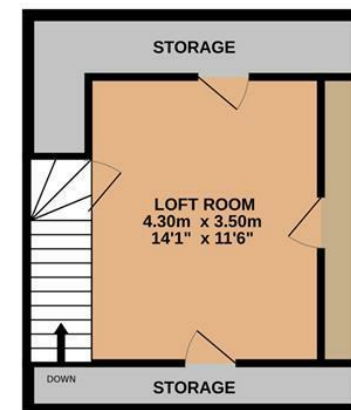
GROUND FLOOR
89.6 sq.m. (964 sq.ft.) approx.



1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



2ND FLOOR
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 161.4 sq.m. (1738 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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