



Evelyn Road, E17 9HE
London





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Nestled on the outskirts of Walthamstow village, this delightful end-terrace house on Evelyn Road, London, offers a perfect blend of comfort and convenience. Spanning an impressive 1,130 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and social gatherings. This area flows seamlessly into a lovely conservatory, allowing natural light to flood the space and providing a tranquil spot to enjoy the garden views.

The property features a well-appointed bathroom, ensuring that all your needs are met. Built in 1960, this house combines classic charm with modern living, making it a wonderful place to call home. Additionally, the location benefits from being within a good school catchment area, making it particularly appealing for families with children.

With its end-terrace position, this home offers added privacy and a sense of community. The surrounding village atmosphere enhances the appeal, providing a peaceful retreat while still being within easy reach of London's vibrant amenities. This property is a fantastic opportunity for those looking to settle in a desirable area, combining spacious living with a friendly neighbourhood. Don't miss the chance to make this charming house your new home.

Offers In The Region Of £600,000



- Approx 1004 sq ft
- Three Bedrms
- Catchment Area For Local Schools

- Kitchen/Diner
- Village Location
- First Floor Bathroom

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Council Tax Estimate: £2,025

Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

Hallway 5'8" x 12'2" (1.75 x 3.71)

WC 3'5" x 6'6" (1.05 x 2.00)

Reception 14'1" x 14'9" (4.30 x 4.50)

Kitchen 8'10" x 14'9" (2.70 x 4.50)

Conservatory 8'2" x 13'5" (2.50 x 4.10)

First Floor Landing 6'0" x 7'5" (1.85 x 2.28)

First Flor Bathroom 5'8" x 8'7" (1.75 x 2.64)

Bedroom One 9'6" x 13'5" (2.90 x 4.10)

Bedroom Two 8'10" x 15'5" (2.70 x 4.70)

Bedroom Three 5'10" x 11'9" (1.80 x 3.60)





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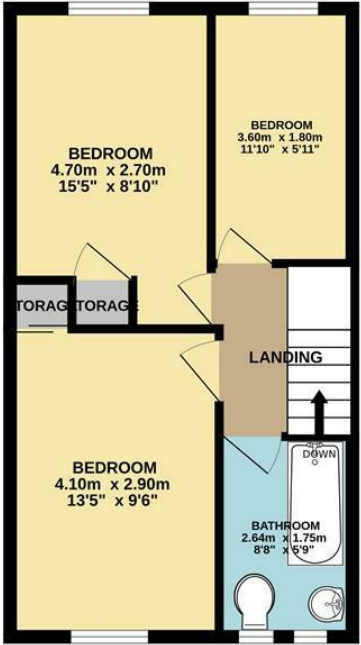
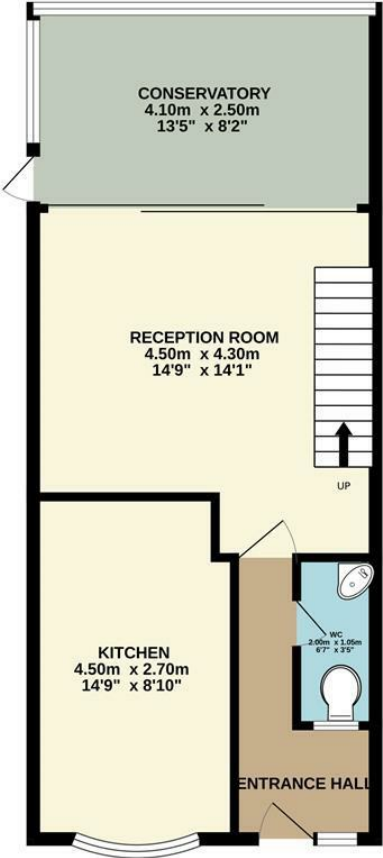


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.

1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 91.0 sq.m. (980 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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