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Bridge End, London, E17 4ES
Asking Price £800,000

Nestled in the charming area of Bridge End, London, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in 1930, the property boasts a generous living space of 1,432 square feet, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for relaxation and privacy.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The two bathrooms provide practicality for busy mornings, ensuring that everyone has their own space.

One of the standout features of this property is the impressive 200ft garden, which has been thoughtfully extended to create a wonderful outdoor retreat. This expansive garden is perfect for children to play, for hosting summer barbecues, or simply enjoying the tranquility of nature.

Location is key, and this home is ideally situated within walking distance to the beautiful Epping Forest, offering a perfect escape for nature lovers and outdoor enthusiasts. Additionally, the property falls within the catchment area for local schools, making it an excellent choice for families seeking quality education for their children.

For those who commute, Wood Street Station is also within walking distance, providing easy access to central London and beyond. This property truly represents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely house your new home.



Locality

Bridge End is situated in the borough of Waltham Forest, specifically within the E17 postcode area in East London, Walthamstow. This residential street is characterized by rows of terraced houses, typical of the architecture found in many London neighbourhoods.

The E17 postcode area, also known as Walthamstow, is well-connected to central London via reliable public transportation options, including buses and the London Underground's Victoria line. This makes it an attractive location for commuters working in the city.

Surrounding Bridge End, residents can find various amenities, including shops, restaurants, cafes, and parks. Walthamstow Village, with its quaint atmosphere and independent boutiques, is within walking distance, offering a vibrant community hub for locals.

The area also benefits from green spaces such as Lloyd Park and Walthamstow Wetlands, providing opportunities for outdoor recreation and relaxation.

In terms of education, Bridge End benefits from proximity to several schools catering to different age groups. These include:

- 1. Greenleaf Primary School: A well-regarded primary school located nearby, providing education for children aged 3 to 11 years.
- 2. Walthamstow School for Girls: A secondary school situated within the vicinity, offering education for girls aged 11 to 16 years.
- 3. The Jenny Hammond Primary School: Another primary school in the area, providing education for children aged 3 to 11 years.

Overall, Bridge End in E17 offers a convenient and lively urban lifestyle within reach of both the bustling city centre and the tranquillity of green spaces.

Tenure & Council Tax

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

Hallway
5'5">3'1" x 22'11" (1.66>0.96 x 7.00)
Double glazed window and door to front aspect, coved ceiling, double radiator, smoke alarm and power points.

Shower room
3'1" x 11'3" (0.94 x 3.45)
Tiled flooring and part tiled walls, heated towel rail radiator, shower cabin, hand wash basin with mixer tap and vanity under, low level flush w/c.

Reception
13'1" x 23'11" (4.00 x 7.31)
Double glazed bay window to front aspect, coved ceiling, double radiator, laminate flooring, TV aerial and power points.

Kitchen
10'5" x 14'4" (3.20 x 4.37)
Double glazed window and door leading to garden, tiled flooring and walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with gas oven and hob, extractor with hood, sink wit drainer unit, space for fridge freezer, integrated washing machine and dish washer, power points.

First Floor Landing
3'6" x 8'1" (1.08 x 2.47)
Laminate flooring.

First Floor Bathroom
5'6" x 7'6" (1.69 x 2.30)
Double glazed window to rear, single radiator, vinyl flooring, panel enclosed bath with shower attachment, hand wash basin with mixer tap and low level flush w/c.

Bedroom One
9'9" x 11'5" (2.99 x 3.50)
Double glazed bay window to front aspect, single radiator, laminate flooring and power points.

Bedroom Two
9'10" x 11'7" (3.01 x 3.54)
Double glazed widow to rear aspect, double radiator, laminate flooring, build in wardrobe and power points.

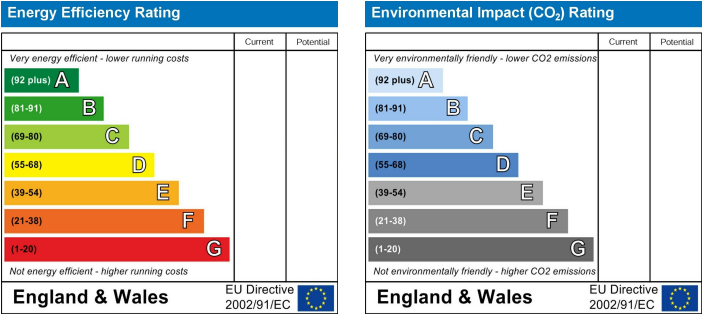
Bedroom three
6'3" x 7'3" (1.93 x 2.23)
Double glazed widow to front aspect, double radiator, laminate flooring, build in wardrobe and power points.

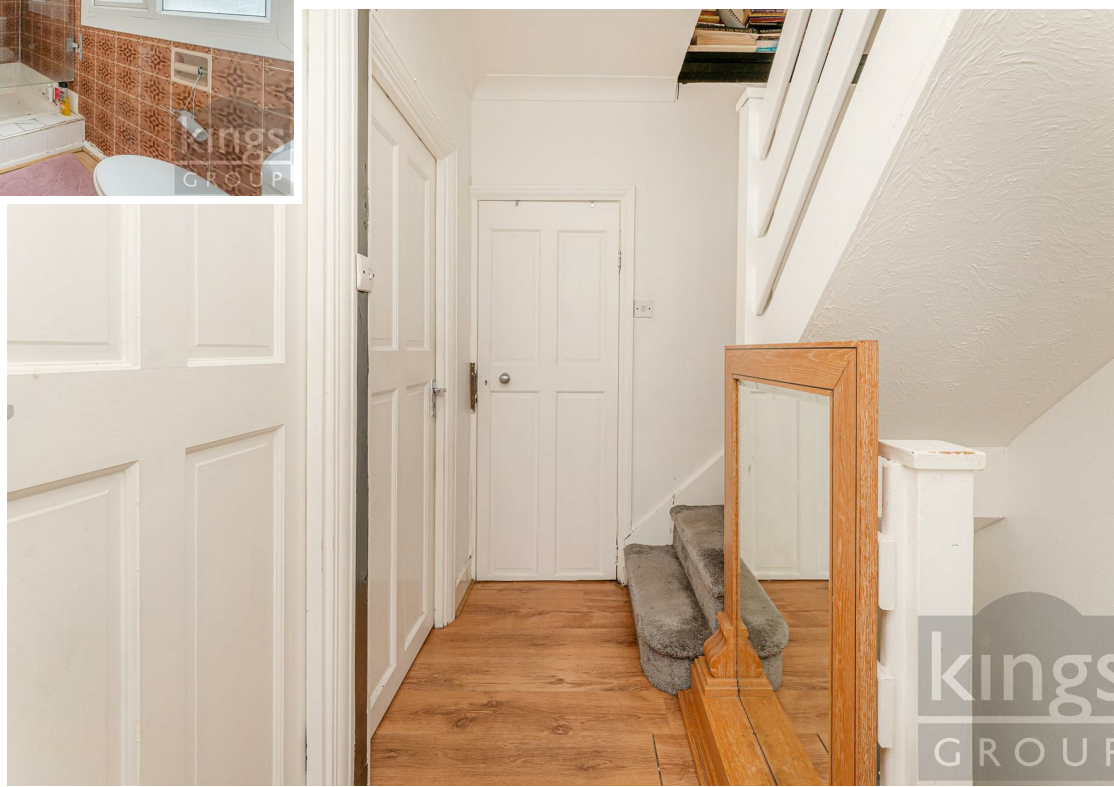
Second Floor Landing
Carpeted flooring.

Bedroom Four
10'2" x 13'11" (3.11 x 4.26)
Double glazed widow to rear aspect, double radiator, laminate flooring, build in wardrobe and power points.

Second Floor Bathroom
6'5" x 6'10">3'9" (1.97 x 2.10>1.15)
Double glazed window to rear, single radiator, vinyl flooring, thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c.

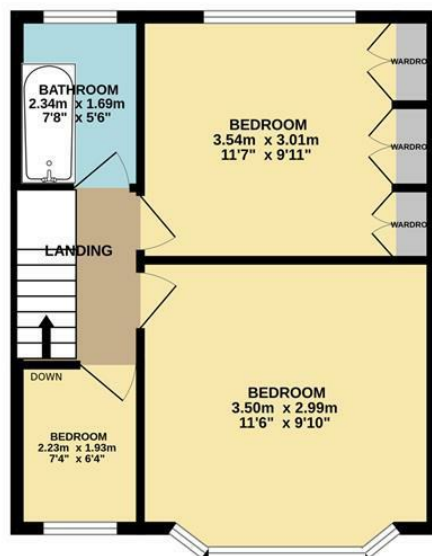
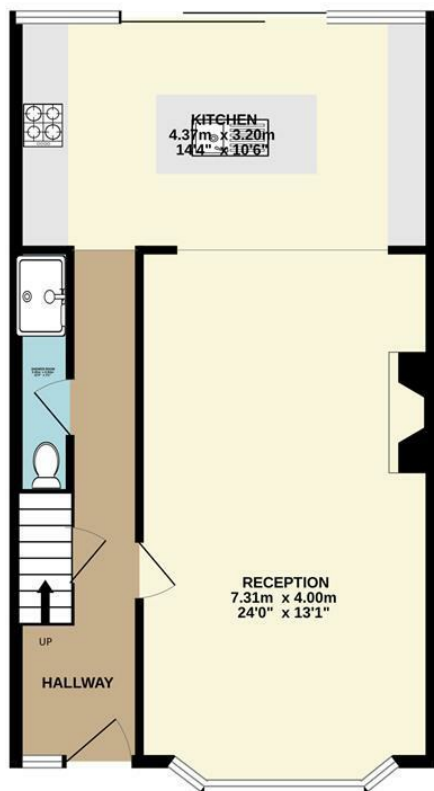
Garden
Concrete paving, mainly laid to lawn with plant and shrub borders, water tap and summer house with power and lighting.







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TOTAL FLOOR AREA : 119.0 sq.m. (1281 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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