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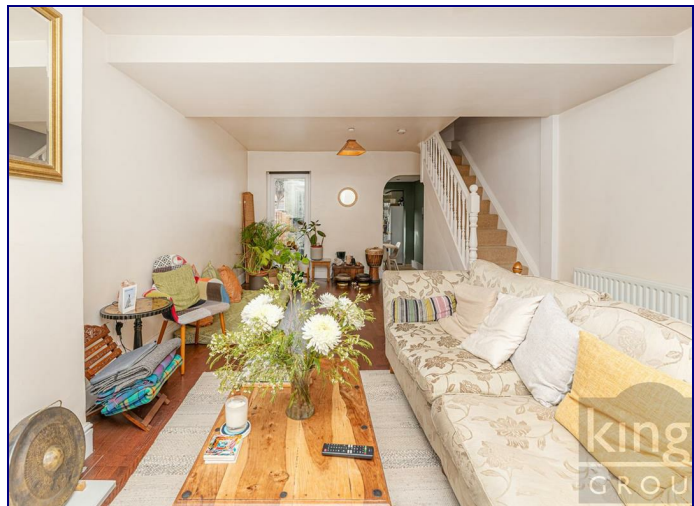
Woodend Road, London, E17 4JS
Offers In Excess Of £600,000

Nestled on the charming Woodend Road in Walthamstow, this immaculate terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Spanning an impressive 936 square feet, the property boasts two well-proportioned bedrooms, a spacious reception room, and a modern bathroom, making it ideal for small families or professionals.

The house is in pristine condition, allowing you to move in without the need for immediate renovations. Additionally, there is potential to extend the property, subject to planning permission, which could further enhance its appeal and value.

Convenience is at your doorstep, as the property is within walking distance to Wood Street Station, providing easy access to central London and beyond. Local shops and amenities are also nearby, ensuring that all your daily needs are met within a short stroll.

This chain-free property is a rare find in such a desirable location, making it a must-see for anyone looking to settle in this vibrant area of London. Don't miss the chance to make this lovely house your new home.



Reception
13'4" x 23'11" (4.07 x 7.30)

Double glazed bay window to front aspect, ceiling with Centre ceiling rose, double radiator, laminate flooring, under stairs storage cupboard, TV areal point, door leading to garden and power points.

Kitchen
7'10" x 21'0" (2.40 x 6.42)

Double glazed window to rear aspect, double radiator, tiled flooring and walls with tiled splash backs, range of base & wall units wit flat work surfaces, integrated cooker with gas hob and electric oven, extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, power points and door leading to garden.

First Floor Landing
5'4" x 12'7" (1.65 x 3.85)

Carpeted flooring.

First Floor Bathroom
7'11" x 8'6" (2.43 x 2.61)

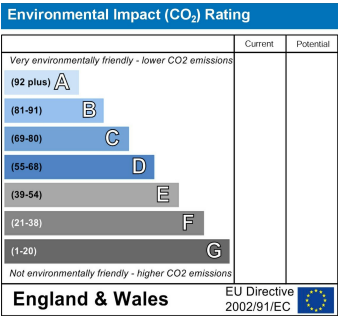
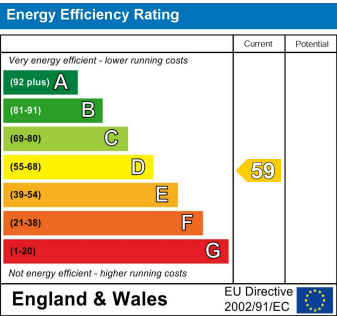
Double glazed window to rear aspect, tiled walls and laminate flooring, bath with shower attachment, double radiator, hand wash basin with mixer tap and low level flush w/c.

Bedroom One
9'5" x 13'5" (2.89 x 4.11)

Double glazed window to front aspect, double radiator, carpeted flooring, open style fire place and power points.

Bedroom Two
7'6" x 9'9" (2.31 x 2.98)

Double glazed window to rear aspect, double radiator, carpeted flooring, build in wardrobe and power points.

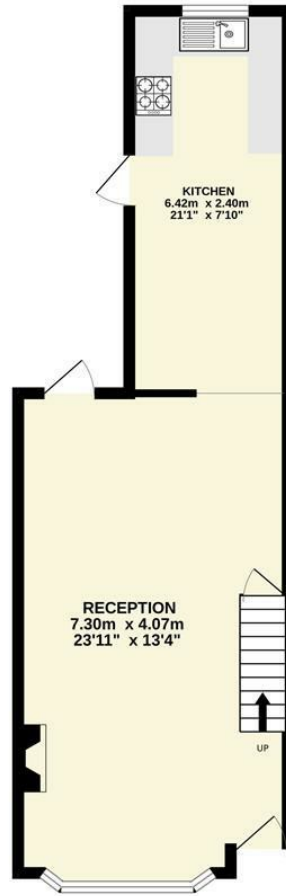






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GROUND FLOOR
43.6 sq.m. (469 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA: 76.0 sq.m. (818 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 errors, 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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