



Fulbourne Road, E17 4HB
London





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Nestled on the charming Fulbourne Road in Walthamstow, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a serene retreat in the bustling city.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the impressive kitchen/diner, which has been thoughtfully designed to create a sociable space for family meals and gatherings. The kitchen is complemented by a utility room, providing additional storage and practicality.

The property has been extended to the rear, enhancing the living space and offering potential for further expansion, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences.

Conveniently located within a 10 minute walk to Wood Street Station with direct commute to London Liverpool Street within 30 Minutes, commuting to central London and beyond is a breeze, making this property an excellent choice for professionals and commuters alike, Walthamstow Central Station (Victoria Line) Is only 1 Mile away with ease of access to kings cross. The surrounding area offers a variety of local amenities, parks, and schools, ensuring that all your daily needs are met.

In summary, this charming house on Fulbourne Road combines comfort, potential, and a prime location, making it a wonderful place to call home. Don't miss the chance to view this property and explore the possibilities it has to offer.

Offers In The Region Of £575,000



- Two Double Bedrooms
- Extended To The Rear
- Council Tax Band C

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Annual Council Tax Estimate: £2,025

Construction: Brick Built

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

Hallway 2'11" x 21'4" (0.90 x 6.52)

Stairs to first floor landing, double radiator.

Reception 10'10" x 22'10" (3.31 x 6.97)

Double glazed bay window to front aspect, double radiator, tiled flooring and power points.

Utility 4'9" x 9'8" (1.46 x 2.95)

Double glazed widow to front aspect, tiled flooring, power points and door leading to kitchen.

Kitchen 10'9" x 20'11" (3.30 x 6.39)

Double glazed window to rear aspect, double radiator, tiled walls and flooring, integrated cooker with gas oven and hob, extractor with hood, sink with drainer unit, integrated fridge freezer and dishwasher, power points.

First Floor Landing 5'1" x 12'1" (1.57 x 3.69)

Carpeted flooring and power points.

First Floor Bathroom 7'11" x 10'5" (2.42 x 3.19)

Double glazed window to rear aspect, heated towel rail, part tiled walls, Engineered oak flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, seperate shower cubicle, hand wash basin with mixer tap, high level flush w/c and shaver point

- Walking Distance To Wood Street Station
- Potential To Extend STPP
- Kitchen/Diner

Bedroom One 11'3" x 14'2" (3.45 x 4.32)

Double glazed bay window to front aspect, double radiator, Engineered oak stripped wood flooring an power points.

Bedroom Two 8'6" x 10'11" (2.60 x 3.33)

Double glazed bay window to rear aspect, double radiator, Engineered oak stripped wood flooring an power points.

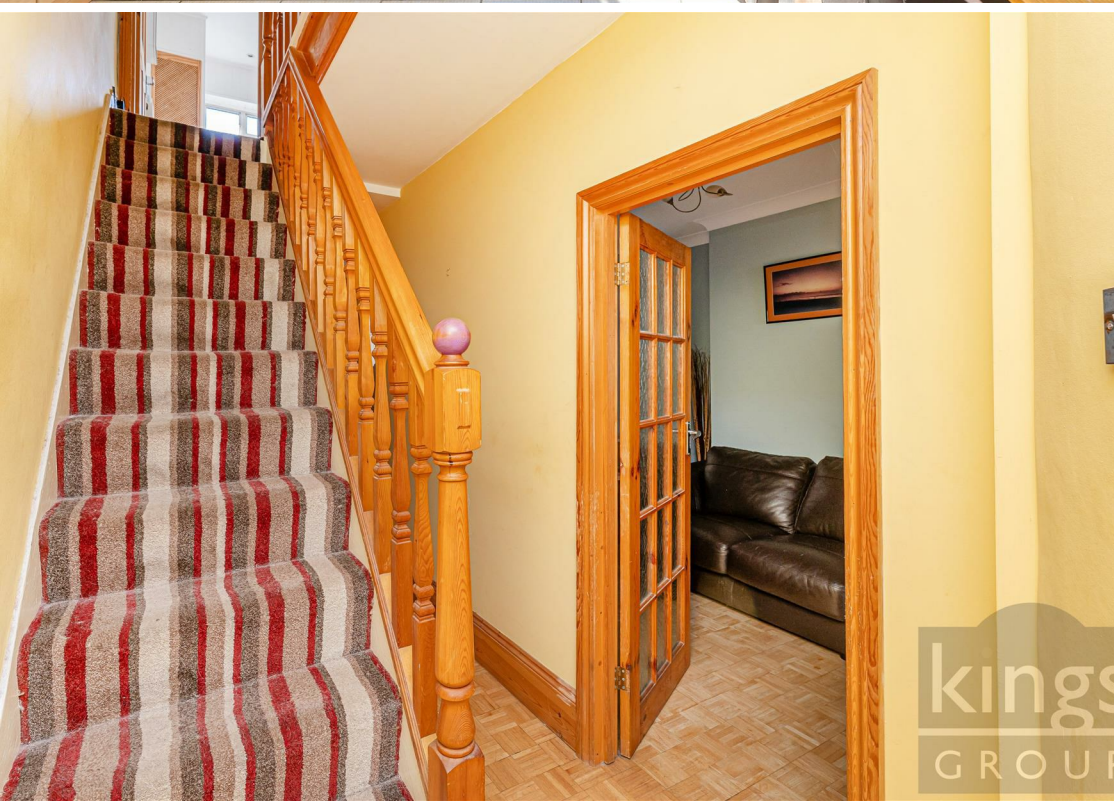




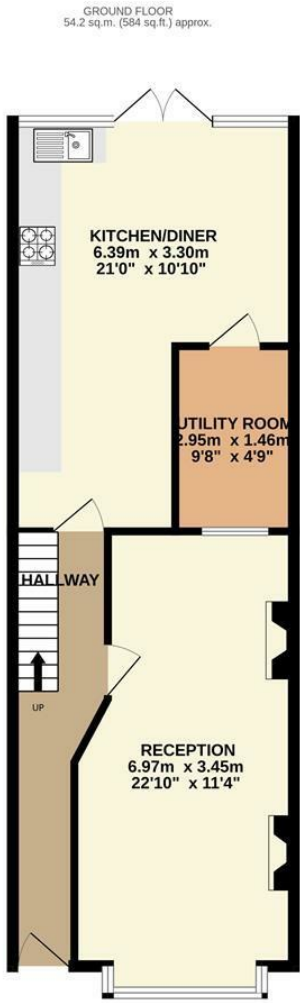
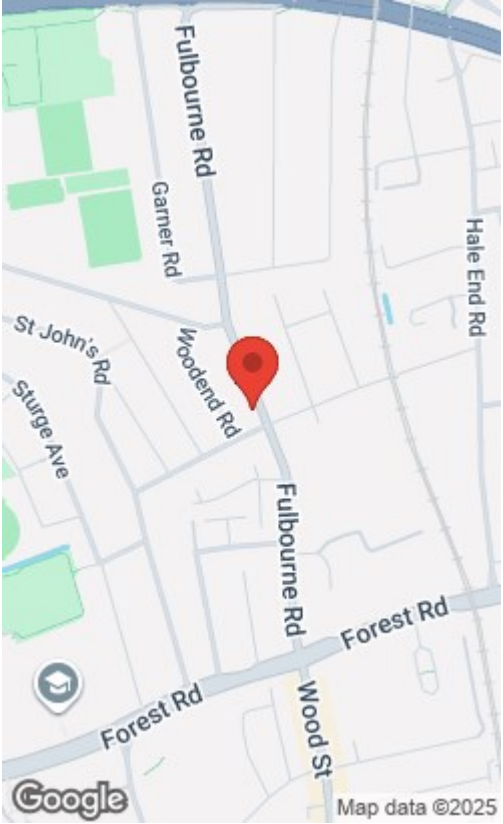
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



TOTAL FLOOR AREA : 90.4 sq.m. (973 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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