



**15 Evelyn Road,  
Walthamstow**

**Guide Price £525,000  
Freehold**



# 15 Evelyn Road, Walthamstow

248 Hoe Street, Walthamstow, London,  
E17 3AX

020 8521 1122  
[www.kings-group.net](http://www.kings-group.net)

- Approx 1004 sq ft
- Kitchen/Diner
- Three Bedrms
- Village Location
- Catchment Area For Local Schools
- First Floor Bathroom

Guide Price- £525,000 - £550,000

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.

## 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)**

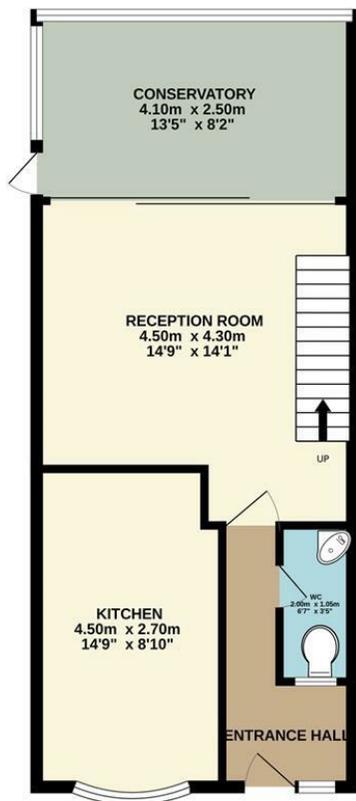
**First Flor Bathroom 5'8" x 8'7" (1.75 x 2.64)**

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

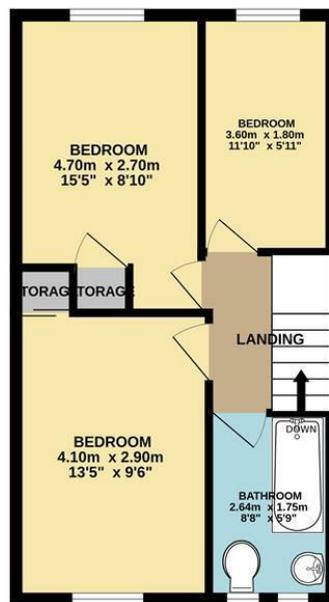
**Bedroom Two 8'10" x 15'5" (2.70 x 4.70)**

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

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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