



Shrubland Road, E10 7EP
London

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GROUP



LOVE
Being deeply loved
by someone
gives you strength
while loving
someone deeply
gives you courage.



Shrubland Road, E10 7EP

Breathtaking, Enchanting & Magnificent, This captivating four-bedroom Victorian semi-detached family home, offered on a chain-free basis, is a celebration of original charm and modern comfort. Immerse yourself in the character of a bygone era as you step into three generously sized reception rooms adorned with authentic coving and feature fireplaces, creating an ambiance of warmth and sophistication. A unique gem, the property unveils a fully tanked basement, providing an ideal space for additional storage, perfectly blending practicality with history. Ascend the staircase to discover four double bedrooms, with the fourth bedroom nestled on the second floor, offering versatility and privacy. The pièce de résistance is the 100ft south-facing rear garden—a sanctuary of tranquillity and beauty. The meticulously landscaped garden not only beckons you to enjoy the outdoors but also houses a fully double-glazed summer house, currently transformed into a gym, offering a harmonious blend of health and relaxation. Beyond the charming confines of the property, Shrubland Road is situated in the vibrant locale of Bakers Arms, E10. This bustling area boasts an array of amenities, including local shops, cafes, and restaurants, providing a delightful tapestry of community living. Residents will appreciate the proximity to transportation hubs, ensuring seamless connectivity to the rest of London. With its rich history and a plethora of original features, this Victorian gem invites you to make it your forever home—a testament to timeless style and contemporary living. Don't miss the opportunity to call this remarkable property yours.

Offers In Excess Of
£1,000,000



- Four Bedroom Original Victorian Semi Detached Family Home
 - Three Reception Rooms
 - 100ft South Facing Rear Garden
 - Four Double Bedrooms

- Sold With No Onward Chain
 - Fully Tanked Cellar
 - Plethora Of Original Features Throughout
 - Gas Central Heating Via Vaillant Combination Boiler

Property Showcases

As you approach this four-bedroom semi-detached original Victorian property on Shrubland Road, you are immediately captivated by the charming exterior. A beautiful brick wall, adorned with a spear-top fencing, surrounds the property, and a matching steel gate opens into the fully paved front garden. The front garden, neatly arranged, guides you towards an original door crowned with an opaque stained glass window, creating an inviting entrance. Upon crossing the threshold, you step into a spacious and bright entrance hall that exudes a timeless elegance. The high ceilings and original coving contribute to the Victorian charm that characterises the property. The first room accessible from the entrance hall is the front reception room, featuring a large bay window that bathes the space in natural light. Original coving and a distinctive fireplace add to the room's character. Internal double doors seamlessly connect this space to the second reception room, which also boasts high ceilings, original coving, and another charming fireplace. Continuing down the entrance hall, you will discover the third reception room, maintaining the property's original features and featuring yet another fireplace. Off this reception room lies a unique kitchen with a bespoke elm work surface, providing both functionality and character to the space. The kitchen grants access to the expansive 100-foot south-facing rear garden, a haven for outdoor enjoyment. Within this garden, you'll find an external W/C and a log shed for the fireplaces. At the end of the garden sits a summer house, constructed by the current owners and repurposed as a gym, offering a private retreat. Returning indoors, you find access to the cellar beneath the staircase in the entrance hall. This room has been fully tanked, providing an ideal space for additional storage. Ascending the staircase in the entrance hall, you reach the first-floor landing adorned with an original Victorian skylight featuring the original Victorian glass, a testament to the property's historical authenticity. The landing provides access to three double bedrooms, each with its own unique character, as well as the family bathroom and a separate w/c. The journey doesn't end here, as a final staircase on the landing leads to the second floor, where you discover the fourth and final bedroom, completing this Victorian gem on Shrubland Road.

Location

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Leyton has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow Village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086). Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities, the surrounding Bakers Arms location in E10 enriches the lifestyle of its residents. A vibrant and diverse community, it's teeming with amenities, including local shops, cafes, and restaurants. Public transport is also easily accessible right from your door step, with bus stops at Lea Bridge Road just 0.14 miles & 0.15 miles away as well as bus stops at Markhouse Road & Shortlands Road both just 0.24 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.64 miles & 0.54 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.46 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: E
Annual Council Tax Estimate: £2,371 pa

Entrance Hall 3'3" x 27'3" (1.00 x 8.31)

Single glazed opaque door and window to frotn aspect, stairs to first floor landing, understairs storage cupboard, coved ceiling, dado rail, single radiator, stripped wood flooring and power points.

Reception Room One 12'7" x 16'6" (3.86 x 5.03)

Single glazed laminated sash bay windows to fron aspect, original shutters, coved ceiling with centre ceiling rose, picture rail, double radiator, stripped wood flooring, feature fireplace with stone mantelpiece, phone point, tv aerial point and power points,

Reception Room Two 14'0" x 10'9" (4.27 x 3.30)

Single glazed laminated sash window to rear aspect, coved ceiling with centre ceiling rose, picture rail, double radiator, stripped wood flooring, feaute fireplace with stone mantelpiece, phone point, tv aerial point and power points.

Reception Room Three 15'3" x 9'10" (4.65 x 3.01)

Single glazed laminate sash window to side aspect, centre ceiling rose, single radiator, stripped wood flooring, feature fireplace with brick mantelpiece, phone point, tv aerial point and power points.

Kitchen 6'11" x 10'0" (2.12 x 3.07)

Single glazed laminate sash window to rear window, stripped wood flooring, tiled splash backs, range of base and wall units with bespoke elm work surface, freestanding cooker with gas and electric supply, chimney style extractor hood, plumbing for washing machine, integrated dishwasher and power points.

Cellar 9'1" x 27'5" (2.79 x 8.37)

Fully tanked, tiled flooring, power points and spotlights.

First Floor Landing 5'11" x 19'2" + 4'6" x 8'3" (1.81 x 5.86 + 1.39 x 2.53)

Stairs to second floor, skylight, stripped wood flooring, dado rail, single radiator and power points.

Bedroom One 14'4" x 17'3" (4.37 x 5.27)

Single glazed laminate sash windows to front aspect, coved ceiling with centre ceiling rose, feature fireplace with stone matelpiece, two double radiators, stripped wood flooring, built in storage, phone point, tv aerial point and power points.

Bedroom Two 13'8" x 11'1" (4.19 x 3.38)

Single glazed laminate sash window to rear aspect, coved ceiling with centre ceiling rose, double radiator, stripped wood flooring, feature fireplace with stone mantelpiece, built in storage, phone point, tv aerial point and power points.

Bedroom Three 9'3" x 10'0" (2.84 x 3.06)

Single glazed laminate sash window to rear aspect, centre ceiling rose, single radiator, stripped wood, phone point, tv aerial point and power points.

First Floor Bathroom 5'4" x 8'2" (1.64 x 2.51)

Single glazed opaque laminate sash window to side aspect, textured celing, part tiled walls, single radiator, tiled flooring, panel enclosed bast with mixer tap and shower attachment and thermostatically controlled shower, hand wash basin with mxer tap and vanity unit.

Separate w/c 4'4" x 3'7" (1.33 x 1.11)

Single glazed opaque stainglass window to side aspect, laminate flooring, hand wash basin with mixer tap and low level flush w/c.

Second Floor Landing 7'8" x 2'4" (2.35 x 0.72)

Stripped wood flooring

Bedroom Four 12'4" x 21'6" (3.76 x 6.57)

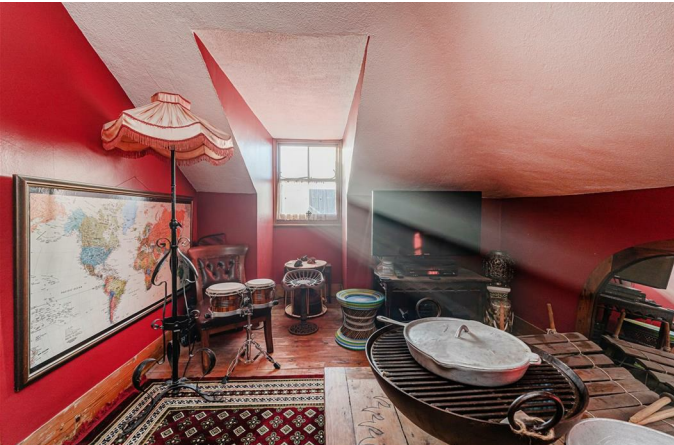
Single glazed laminate bay sash window to rear aspect, double radiator, stripped wood flooring, phone point, tv aerial point, power points and wrap around eaves storage.

Garden 99'7" x 22'6" (30.36 x 6.86)

Plant and shrub borders, external w/c, log shed, boiler cupboard housing Vaillaint combination boiler, side access and paved patio.

Summer House 16'5" x 22'9" (5.01 x 6.95)

Double glazed door and window to front aspect, spotlights, power points and seperate consumer unit.

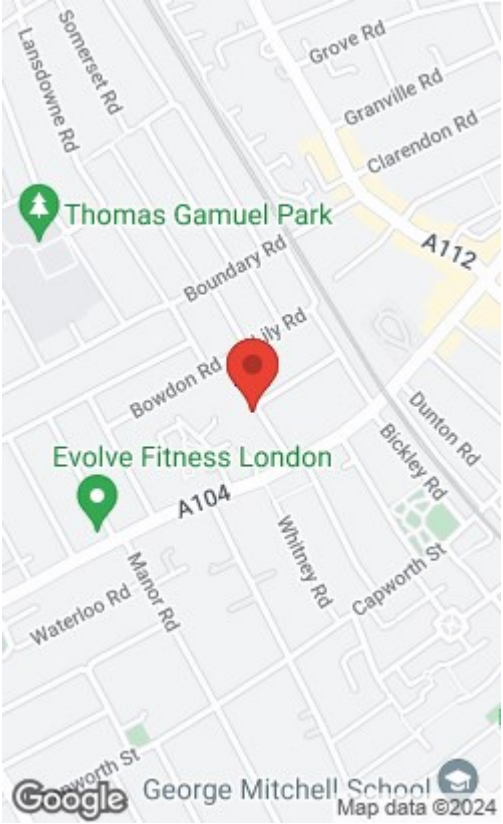




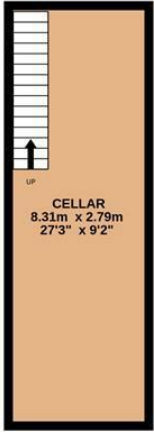




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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		



CELLAR
23.1 sq.m. (249 sq.ft.) approx.



GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



1ST FLOOR
62.0 sq.m. (667 sq.ft.) approx.



2ND FLOOR
23.7 sq.m. (255 sq.ft.) approx.



TOTAL FLOOR AREA: 157.0 sq.m. (1690 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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