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Garner Road, Walthamstow, E17 4HG
Offers In Excess Of £675,000

Garner Road in the vibrant Walthamstow, this charming mid-terrace property offers a delightful blend of space and comfort, making it an ideal family home. With five well-proportioned bedrooms, including a thoughtfully designed loft conversion, there is ample room for both relaxation and productivity.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential.

Two modern bathrooms provide convenience for busy mornings and family life, ensuring that everyone has their own space. The private rear garden is a true gem, offering a tranquil outdoor retreat where you can unwind, host summer barbecues, or let children play freely.

Situated within walking distance to the picturesque Lloyd Park, residents can enjoy the beauty of nature and the various recreational activities it offers. This location is not only ideal for families but also for those who appreciate the vibrant community and amenities that Walthamstow has to offer.

In summary, this property on Garner Road presents an excellent opportunity for those seeking a spacious and versatile home in a sought-after area. With its generous living spaces, outdoor garden, and proximity to local parks, it is sure to appeal to a wide range of buyers.

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: D

Annual Council Tax Estimate: £2,278

Construction: Brick Built

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

Porch

Hallway

Reception

12'9" x 14'5" (3.90 x 4.40)

Diner

14'5" x 18'8" (4.40 x 5.70)

Kitchen

10'5" x 10'5" (3.20 x 3.20)

First Floor Landing

First Floor Bathroom

7'2" x 7'10" (2.20 x 2.40)

Bedroom One

14'9" x 15'5" (4.50 x 4.70)

Bedroom Two

10'5" x 11'5" (3.20 x 3.50)

Bedroom Three

6'6" x 12'9" (2.00 x 3.90)

Second Floor Landing

Second Floor Bathroom

6'2" x 6'10" (1.90 x 2.10)

Bedroom Four

10'2" x 18'0" (3.10 x 5.50)

Bedroom Five

8'6" x 16'4" (2.60 x 5.00)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GARNER ROAD
TOTAL FLOOR AREA: 140.4 sq.m. (1511 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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