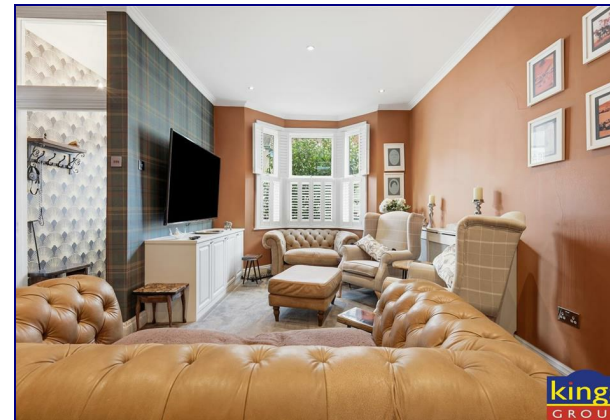




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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Gloucester Road, London, E17 6AF
Offers In Excess Of £725,000

Nestled on the vibrant Gloucester Road in Walthamstow, this charming house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or professionals seeking ample space. The immaculate kitchen is a true highlight, designed with contemporary finishes and equipped with all the essentials for culinary enthusiasts.

The open-plan living room and dining area create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Natural light floods the space, enhancing the sense of openness and warmth throughout the property.

Step outside to discover a spacious rear garden, a delightful retreat for outdoor relaxation or family gatherings. This private outdoor space is a rare find in London, providing a perfect setting for summer barbecues or simply unwinding after a long day.

Conveniently located within walking distance to Blackhorse Road Station, commuting to central London and beyond is effortless. This property not only offers a comfortable living environment but also the convenience of excellent transport links, making it an ideal choice for those who value both space and accessibility.

In summary, this house on Gloucester Road is a wonderful opportunity for anyone looking to enjoy the best of London living, combining spacious interiors with a lovely garden and superb transport connections. Don't miss the chance to make this delightful property your new home.

Living Room
22'2" x 14'3" (6.76 x 4.35)

Study
9'10" x 5'6" (3.02 x 1.68)

Kitchen
11'7" x 8'4" (3.55 x 2.57)

Utility
12'10" x 5'6" (3.92 x 1.68)

Bathroom
7'7" x 8'5" (2.33 x 2.57)

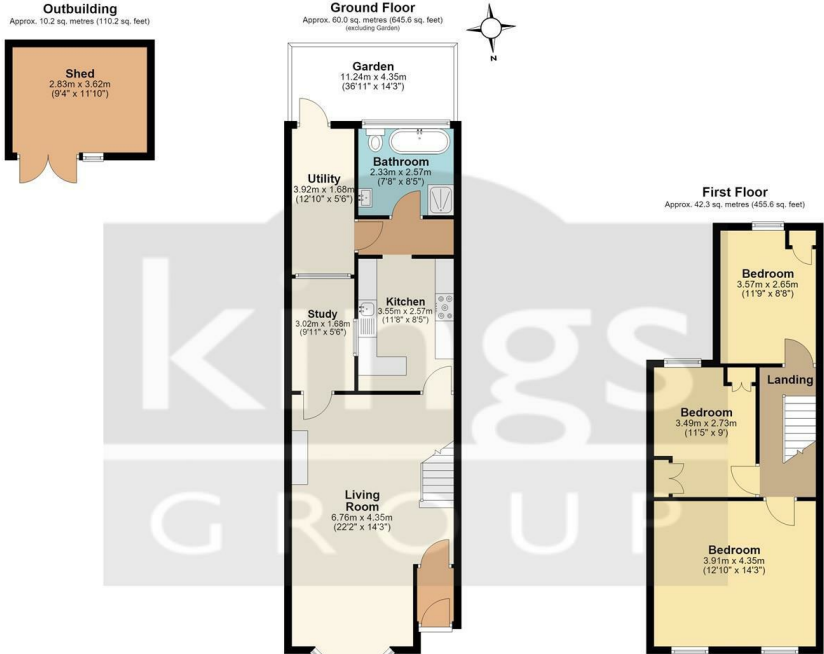
Bedroom
12'9" x 14'3" (3.91 x 4.35)

Bedroom
11'5" x 8'11" (3.49 x 2.73)

Bedroom
11'8" x 8'8" (3.57 x 2.65)

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



Total area: approx. 112.6 sq. metres (1211.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Gloucester Road

