

- Reception Room
13'3" x 11'1"
- Reception Room
10'11" x 9'9"
- Reception Room
12'2" x 10'11"
- WC
5'7" x 4'5"
- Kitchen
8'4" x 8'1"
- Bedroom
14'10" x 13'2"
- Bedroom
11'0" x 9'9"
- Bathroom
6'7" x 5'11"
- Bedroom
12'4" x 8'10"
- Garden
11'5"

Total Area: 106.0 m² ... 1141 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		70
(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	



GROVE ROAD, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Well Presented
- Ground Floor WC
- 1141 sq ft
- Chain Free
- Walthamstow Village Location

A bright and spacious three bedroom house in the heart of Walthamstow Village, chain free and well placed for everything that makes this pocket of E17 so loved. Grove Road puts you within easy reach of Orford Road's independent spots, while Walthamstow Central is also close by for swift links across London.

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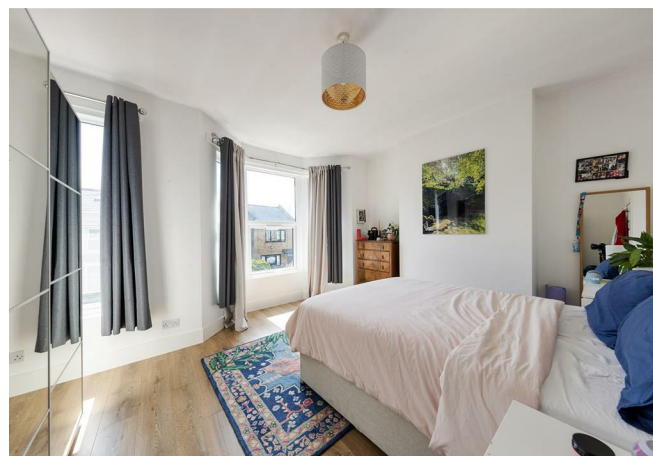
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IF YOU LIVED HERE...

Set behind its classic frontage, this is a well presented home with 1,141 square feet of internal space and a layout that feels generous and practical in equal measure. On the ground floor, three reception spaces create a lovely sense of flexibility, whether you want a more formal front room, a family living area, or space to work from home. Large bay windows help draw in the light, while the overall finish feels calm, fresh and easy to settle into.

Towards the rear, the kitchen has a clean contemporary feel, with fitted cabinetry in a soft satin grey tone and a simple, modern finish. Just beyond, there's a utility cupboard and the always useful ground floor WC, which makes day to day living that bit easier. The garden is low maintenance and paved, so it is ready for outdoor dining, potted planting, or a quiet coffee in warmer weather.

Upstairs, all three bedrooms are well sized doubles, which is a

real rarity. The principal room is especially generous, while the bathroom has a crisp contemporary look with slate effect tiling and classic white sanitaryware. Altogether, it is a house that balances Victorian proportions with a more updated, easy going finish, and being in the Village gives the whole place an added sense of charm.

WHAT ELSE?

- Eat17 on Orford Road is a local favourite for food shopping, coffee and a glass of something in the evening, and it keeps long opening hours through the week.
- The Queen's Arms and the wider Village scene are close at hand, so good pub lunches, dinner spots and weekend wandering all come naturally around here.
- Walthamstow Central is nearby for the Victoria line and London Overground, and local families will appreciate South Grove Primary School and Walthamstow School for Girls being close by too.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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