



## Fulready Road, Leyton, London, E10

Offers In Excess Of £950,000

Freehold

**FOR SALE**

 2  2  5

- 5 Bedroom Edwardian semi-detached house
- Kitchen/diner & utility area
- Gas central heating
- Loft conversion & cellar
- Wood Street station: 0.7 mile
- Walthamstow village & Hollow Ponds boating lake closeby
- EPC rating: D (65)
- Council tax band: D
- Rear garden: approx 50ft
- Internal: 1825 Sq ft (170 sq m)

An impressive and homely property with a grand Edwardian entrance and a garden that gets the sun all day. This large family home is full of character with bold, modern decor sitting stylishly with the original features throughout the home.

A comfortable lounge with original fireplace and sash windows is just off the main hallway along with the large, open plan kitchen diner where the light filters through from the garden. The lean-to provides utility space and a useful downstairs WC.

This kitchen-diner is a great living space with a roomy dining area that opens through the original back door to the garden which is a sun trap and rich with established trees and shrubs.

The bedrooms on the first floor are large and full of light, with further original cornicework. The smaller of the 3 first floor bedrooms is currently being used as a workroom. There's also a family bathroom on this floor.

Upstairs the loft conversion provides 2 further double bedrooms, one with overhead windows, and a contemporary shower room.

In the neighbourhood, there's a friendly community spirit, an annual street party and an active Whats App group. The property's on a peaceful tree lined road opposite Hollow Ponds Boating Lake and the beginning of Epping Forest: wonderful areas for walking and bird spotting. You'll also be a short walk from Walthamstow village, where the buzz of independent restaurants, artisanal shops and delicious bakeries is everywhere, along with great pubs with gardens, cultural history and pop up events; Wood Street and the Ravenswood are excellent places to explore too.

There're easy transport connections, with just an 8 minute walk to Wood Street Overground with trains direct into Liverpool Street. Bike lanes have made cycling a pleasure in the area, which also has a variety of schools and good sports and leisure facilities too. A wonderful family home close to everything. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading cellar & first floor. Door to reception room & kitchen.

### Cellar

14'1 x 5'11

### Ground Floor WC

### Reception Room

15'3 x 13'9

### Dining Room

15'7 x 11'6

Door to rear garden. Open to:

### Kitchen

12'2 x 7'10

Door to:

### Lean to/Utility Area

11'7 x 4'1

Door to garden, kitchen & ground floor wc.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

15'3 x 14'1

### Bedroom Two

15'8 x 12'0

### Bedroom Three

12'1 x 8'0

### First Floor Bathroom

9'11 x 5'11

### Second Floor Landing (Loft)

Door to all second floor rooms.

### Bedroom Four

12'6 x 11'11

### Bedroom Five

11'11 x 9'9

### Second Floor Shower Room

11'10 x 5'4

### Rear Garden

approx 50'

### Additional Information:

Tenure: Freehold

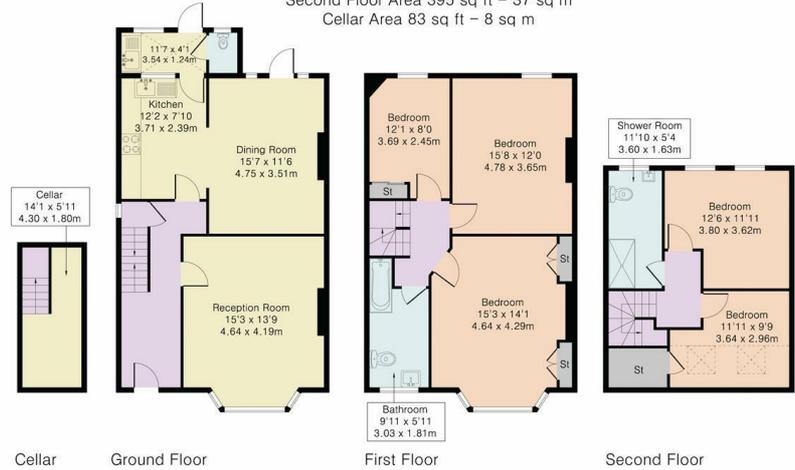
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

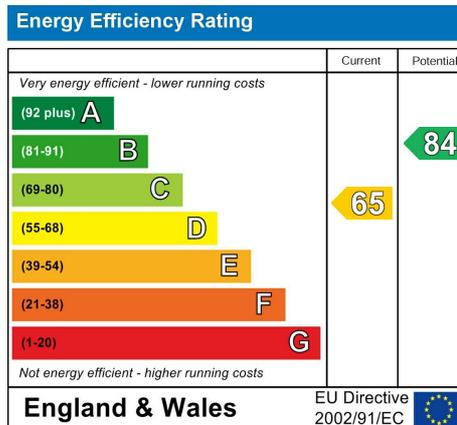
Approximate Gross Internal Area 1825 sq ft – 170 sq m  
Ground Floor Area 700 sq ft – 65 sq m  
First Floor Area 647 sq ft – 60 sq m  
Second Floor Area 395 sq ft – 37 sq m  
Cellar Area 83 sq ft – 8 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP

