






Somerset Road, Walthamstow, London, E17

£3,000 PCM

FOR SALE

 2  3  5

- 5 bedroom Victorian terraced
- 2 Reception rooms
- Ground floor WC
- Loft conversion
- Walthamstow Central Tube station: 0.3 mile
- Double glazing & gas central heating
- Deposit: £3461.53 & Council tax band: C
- 49'3 x 15'5 Rear garden & shed
- On street permit parking
- Internal: 1183 sq ft (110 sq m)

An utterly beautiful five-bedroom house on Somerset Road.

Exceptionally presented, this stylish family home is one of the best we've seen. Stretching across three floors, it offers plenty of room for the growing family. On the ground floor there are two reception rooms, galley style kitchen, plus shower room and separate WC. The five bedrooms are spread across the upper two floors, with a bathroom on the first and a shower room on the second. All are presented to the highest standard. Outside there is a delightful garden to the rear, with lawn and border planting, as well as a paved patio area directly adjacent to the house – ideal for relaxing as the temperatures soar!

Location-wise the property is ideally placed, with the many bars and eateries of the Village just a hop across Hoe Street, whilst travel further afield is made easier by the proximity of both Queens Road and Central stations.

Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room one & reception room two.

Reception Room One

12'10 x 10'10 (3.91m x 3.30m)

Reception Room Two

11'2 x 10'10 (3.40m x 3.30m)

Kitchen

14'1 x 7'10 (4.29m x 2.39m)

Door to ground floor wc & ground floor shower room.
Door to rear garden.

Ground Floor WC

2'11 x 2'7 (0.89m x 0.79m)

Ground Floor Shower Room

5'3 x 2'0 (1.60m x 0.61m)

First Floor Landing

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

Bedroom One

13'9 x 12'10 (4.19m x 3.91m)

Bedroom Two

11'2 x 8'10 (3.40m x 2.69m)

Bedroom Three

8'0 x 7'10 (2.44m x 2.39m)

On street permit parking

Rear Garden

approx 49'3 x 15'5 (approx 15.01m x 4.70m)

Additional Information:

Length of tenancy - 12 months with 6 month break clause.
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C
EPC rating (TBC (Pending))

Notice:

All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 1183 sq ft - 110 sq m

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 427 sq ft – 40 sq m

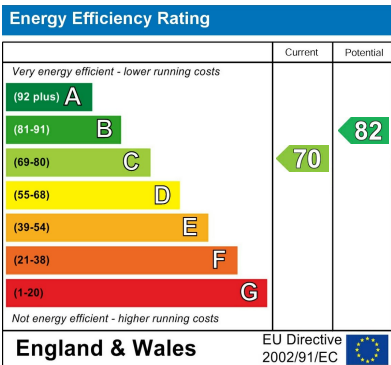
Second Floor Area 334 sq ft – 31 sq m



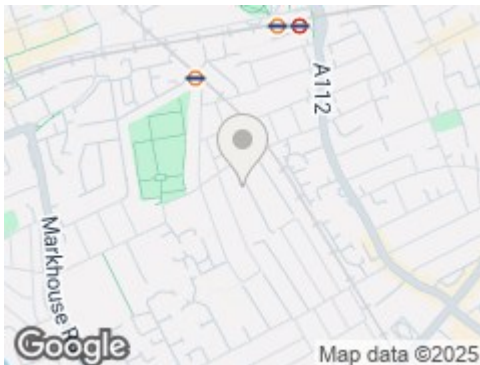
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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



LOCATION



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