



## Somers Road, Walthamstow, London, E17

Offers In Excess Of £850,000

**FOR SALE**

1 1 3

Freehold

- 3 bedroom Victorian terraced house
- Gas central heating
- Kitchen/breakfast room
- Utility room
- Ground floor WC & first floor bathroom
- Central Walthamstow location
- Walthamstow Central tube station: 0.3 mile walking distance
- Council tax band: D
- Rear garden: approx 40ft
- Internal: 1248 sq ft (116 sq m)

This charming Victorian terraced house presents an exceptional opportunity for those seeking a characterful home in the heart of Walthamstow. Stepping inside this property, you are greeted by a bright and airy reception room, showcasing the property's dual aspect and featuring a prominent bay window. Leading from the reception area is a spacious kitchen/dining room, serving as an ideal hub for family life and entertaining. This space seamlessly extends to the rear garden, which has been thoughtfully designed with a decked area for outdoor dining and an artificial lawn, offering a low-maintenance outdoor experience. Upstairs, the first floor reveals a spacious primary bedroom, enhanced by a bay window and an additional window, bathing the room in natural light, alongside practical built-in storage. Two further well-proportioned double bedrooms provide flexible space for families or guests. A family bathroom completes the first floor. Residents of Somers Road benefit from on-street permit parking, ensuring convenient access for vehicle owners.

The property's central Walthamstow location is a significant advantage, with Walthamstow Central Station just a short 0.3-mile walk away, providing excellent transport links across London. The vibrant local area boasts a wealth of amenities, including the popular 17&Central shopping centre, the lively Crate Walthamstow, and the historic Ye Olde Rose & Crown theatre pub, all contributing to the rich and diverse lifestyle that Walthamstow offers.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Door to:

### Ground Floor WC

4'3 x 3'2 (1.30m x 0.97m)

### Reception Room

25'1 x 11'6 (7.65m x 3.51m)

Door to:

### Kitchen/breakfast room

24'5 x 9'8 (7.44m x 2.95m)

Door to rear garden & utility room.

### Utility Room

10'3 x 8'1 (3.12m x 2.46m)

Door to ground floor wc & rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'9 x 11'6 (4.19m x 3.51m)

### Bedroom Two

14'2 x 9'7 (4.32m x 2.92m)

### Bedroom Three

11'3 x 9'8 (3.43m x 2.95m)

### First Floor Bathroom

7'7 x 6'2 (2.31m x 1.88m)

### Rear Garden

approx 40' (approx 12.19m)

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (66)

### Notice:

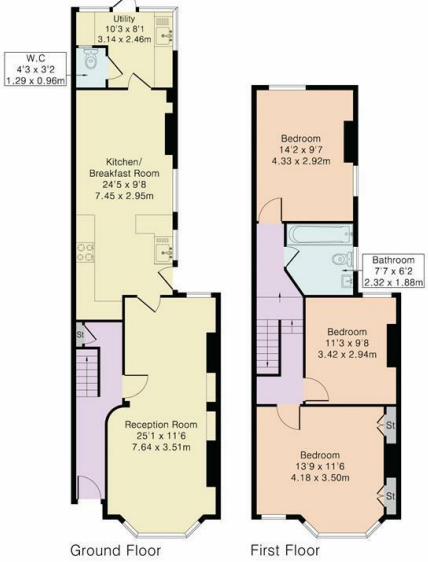
All photographs, floorplan and video tours are provided for guidance only.

### 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

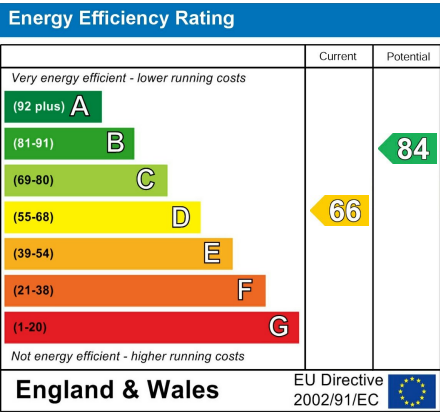
Approximate Gross Internal Area 1248 sq ft - 116 sq m  
Ground Floor Area 664 sq ft - 62 sq m  
First Floor Area 584 sq ft - 54 sq m



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



## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

