



Castleton Road, Walthamstow, London, E17

£2,800 PCM

Unfurnished

TO LET

2 1 3

- Period end of terrace house
- 3 Double bedrooms
- 2 Reception rooms & Kitchen/Diner
- Gas central heating
- Wood Street Overground station: 0.5 mile
- Deposit: £3230.76
- EPC rating: D (66) & Council tax band: D
- Rear garden: 54' x 24'
- On street resident permit parking
- Internal: 1163 sq ft (108 sq m)

A well-proportioned three-bedroom house on Castleton Road. Moments from the green open spaces of Epping Forest, it also offers easy access to Wood Street station and the North Circular/M11, for when you need to get further afield.

The house itself is beautifully presented throughout. On the ground floor there are two spacious reception rooms, plus a modern kitchen diner, which has access to the rear garden via bi-fold doors. Upstairs there are three double bedrooms, together with a three-piece family bathroom.

Outside there is a charming private garden to the rear, with lawn and border planting. There is also side access to the front – very handy if cycling is your thing!

Shall we take a look?

Castleton Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to reception room one, reception room two & kitchen/diner

Reception Room One

15'2 x 12'7 (4.62m x 3.84m)

Reception Room Two

15'9 x 11'2 (4.80m x 3.40m)

Door to rear garden.

Kitchen/diner

25'6 x 8'5 (7.77m x 2.57m)

Bi-folding doors leading to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

15'2 x 12'6 (4.62m x 3.81m)

Bedroom Two

12'6 x 10'2 (3.81m x 3.10m)

Bedroom Three

9'6 x 7'9 (2.90m x 2.36m)

Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Rear Garden

54'0 x 24'0 (16.46m x 7.32m)

On street resident permit parking

Additional Information:

Length of tenancy - 12 months with 6 month break clause

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

Notice:

All photographs and floorplan are provided for guidance only.

Disclaimer:

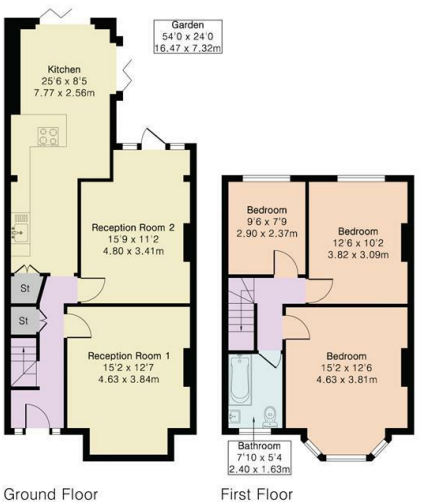
We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, 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 1163 sq ft - 108 sq m

Ground Floor Area 680 sq ft - 63 sq m

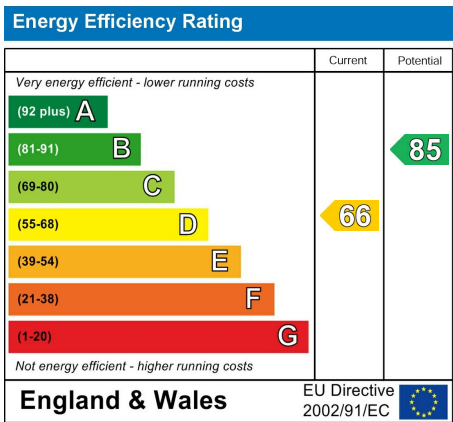
First Floor Area 483 sq ft - 45 sq m



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



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

