



Exeter Road, Walthamstow, London, E17

Offers In Excess Of £935,000

FOR SALE

 2  2  5

Freehold

- 5 bedroom Victorian terraced house with loft conversion
- 2 Reception rooms
- Kitchen/diner & utility room
- Double glazed & gas central heating
- Walthamstow Queens Road Overground station: Approx 2 minute walk
- Walthamstow Central tube station: 0.2 mile
- Council tax band: D & EPC rating: D (67)
- Rear garden: 42'8 x 26'3
- On street residents permit parking
- Internal: 1408 sq ft (130 sq m)

This impressive five-bedroom Victorian terraced house makes an immediate impression. The ground floor boasts two elegant reception rooms, both with original wood flooring and internal doors. The front reception features a bay window and a Victorian feature fireplace. The second reception room, an ideal formal dining space, has access to the rear garden, which enjoys morning to early afternoon sun. Both rooms benefit from built-in shelving and storage.

The contemporary kitchen/diner features herringbone wooden flooring, storage and a dining area, with access to the rear garden that has been lovingly maintained with mature planting, including a greengage tree and numerous roses. A utility cupboard and a downstairs WC complete the ground floor.

The first floor features three well-proportioned bedrooms, including a generous primary bedroom, flooded with light thanks to a bay and a second window, both set upon original floorboards which also extend into the adjacent second bedroom. The third bedroom offers views of the garden and safari wallpaper. Completing this floor is the family bathroom, with a separate bath and walk-in shower.

The second floor, a cleverly executed loft conversion, provides two further double bedrooms and a shower room with a WC. The larger of the two bedrooms is painted in a rich navy with eaves storage, two Velux windows, and an impressive floor-to-ceiling window that offers views over the garden. The fifth bedroom is painted a restful moss green and benefits from built-in storage.

Located on a friendly street, this home is exceptionally well located for transport, a stone's throw from Walthamstow Queen's Road Station, with Walthamstow Central minutes around the corner. You can be in Oxford Circus or on Hampstead Heath within 25 minutes. The 17&Central shopping centre and the shops of Hoe Street are close by. Furthermore, the property is a short walk from Walthamstow Village, renowned for its independent shops, pubs, and eateries.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

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

Ground Floor WC

Reception Room

12'3 x 11'10 (3.73m x 3.61m)

Open to:

Dining Room

11'2 x 9'10 (3.40m x 3.00m)

Door to rear garden. Open to reception room.

Kitchen/diner

17'0 x 11'4 (5.18m x 3.45m)

Door to rear garden.

Utility Area

First Floor Landing

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

Bedroom One

15'5 x 12'4 (4.70m x 3.76m)

Bedroom Two

10'5 x 9'9 (3.18m x 2.97m)

Bedroom Three

11'1 x 9'1 (3.38m x 2.77m)

Bathroom

10'6 x 6'2 (3.20m x 1.88m)

Second Floor Landing (Loft)

Door to all second floor landing.

Bedroom Four

16'8 x 9'5 (5.08m x 2.87m)

Bedroom Five

9'10 x 8'6 (3.00m x 2.59m)

Rear Garden

42'8 x 26'3 (13.00m x 8.00m)

Shower Room

7'8 x 5'2 (2.34m x 1.57m)

On street residents permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

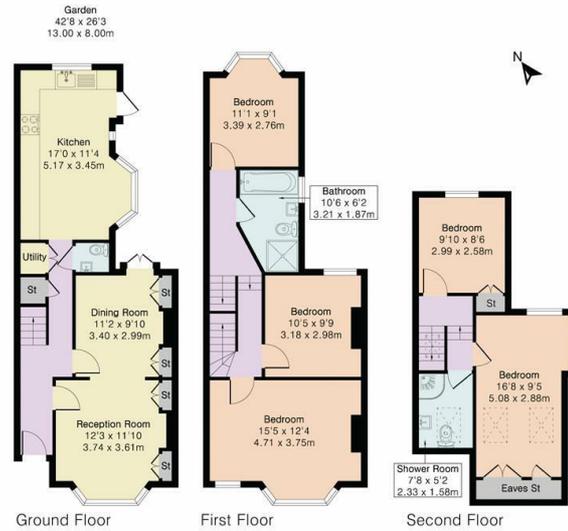
FLOORPLAN

Approximate Gross Internal Area 1408 sq ft - 130 sq m

Ground Floor Area 539 sq ft – 50 sq m

First Floor Area 532 sq ft – 49 sq m

Second Floor Area 337 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales	EU Directive 2002/91/EC	

LOCATION



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