

## Eden Road, Walthamstow, London, E17

£2,350 PCM

Unfurnished

**TO LET**

 2  1  2

- 2 Bedroom semi-detached cottage
- 2 Reception rooms
- Gas central heating
- Quiet residential location
- Walthamstow Village location
- Walthamstow Central Tube station: 0.4 mile
- Deposit: £2711.53
- EPC rating: D (62) & Council tax band: C
- Rear garden
- Internal: 726 sq ft (67 sq m)

An utterly charming two double bedroom, semi detached house on Eden Road. Located right in the centre of the Village, it's perfectly located, whether for shopping or dining on Orford Road, or the commute into town via Walthamstow Central station.

The property is well presented throughout. On the ground floor you'll discover two reception rooms, located either side of the entrance hallway. The one to the front is an ideal lounge, whilst the one to the rear is perfect as a dining room, thanks to the proximity of the adjoining kitchen. That latter room features fitted units and work surfaces, and benefits from a storage/boot room running alongside – very handy! The ground floor is rounded off by the family bathroom.

Upstairs there are two solid double bedrooms, situated front and back, whilst outside to the rear there is a private garden, which also benefits from side access.

A fantastic property in a great location.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via side entrance door leading into:

### Entrance Hall

Staircase leading to first floor. Access to reception room & dining room.

### Reception Room

12'0 x 9'11 (3.66m x 3.02m)

### Dining Room

11'11 x 9'3 (3.63m x 2.82m)

Open to:

### Kitchen

8'0 x 7'3 (2.44m x 2.21m)

Door to ground floor bathroom. Open to:

### Utility Area

13'8 x 5'7 (4.17m x 1.70m)

Door to rear garden.

### Ground Floor Bathroom

7'10 x 5'6 (2.39m x 1.68m)

### First Floor Landing

Doors to:

### Bedroom One

12'0 x 10'2 (3.66m x 3.10m)

### Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)

### Rear Garden

On street residents permit parking

### Additional Information:

Length of tenancy - 12 months with 6 month break clause

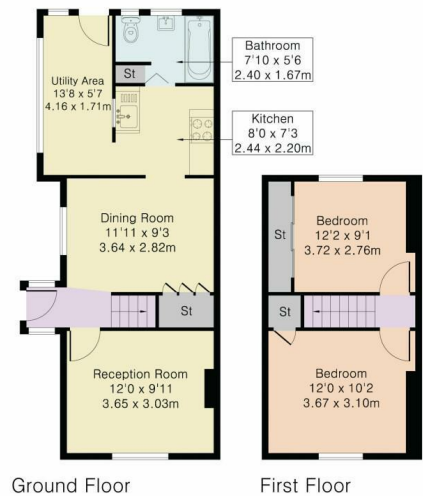
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### 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 and floorplans 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 726 sq ft – 67 sq m  
Ground Floor Area 461 sq ft – 43 sq m  
First Floor Area 264 sq ft – 25 sq m



## EPC RATING

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 86                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   | 62      |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

## LOCATION

