

## Turner Road, Walthamstow, London, E17

Offers In Excess Of £950,000

Freehold

**FOR SALE**

1 3 5

- 5 bedroom Victorian terraced house
- Kitchen/diner
- Loft conversion
- Double glazing & gas central heating
- Wood Street Overground Station: 0.2 mile
- Walthamstow Central Tube station 0.6 mile
- Council tax band: C & EPC rating: D (67)
- Rear garden: 34'6
- On street permit parking
- Internal: 1239 sq ft (114 sq m)

This impressive five-bedroom Victorian terraced house presents a wonderful opportunity to acquire a spacious family home in a highly sought-after location.

The ground floor welcomes you with a charming reception room, featuring a classic bay window, an original fireplace, and elegant herringbone flooring. Towards the rear, you'll discover a generously proportioned kitchen-dining room. This bright and airy space benefits from skylights and direct access to the south-facing rear garden, ensuring it's bathed in sunlight for most of the day. A convenient downstairs shower room and WC complete the ground floor.

Ascending to the first floor, you'll find a large principal bedroom still retaining its original fireplace, two further bright bedrooms, and the main family bathroom.

The home also benefits from a superb loft conversion with a spacious bedroom complete with an en-suite shower room, enhanced by large skylights and built-in storage. A further bedroom, currently thoughtfully utilised as a home office, provides a versatile space.

The location of this property is truly exceptional, offering a wealth of amenities right on your doorstep. You'll be moments away from the charming independent shops in Wood Street and within easy walking distance of the vibrant Walthamstow Village, renowned for its array of eateries and bars, perfect for impromptu evenings out. The newly opened Soho Theatre Walthamstow is also nearby.

For excellent transport links, Walthamstow Central, offering both the Victoria Line and the Overground train to Liverpool Street, is a quick 10-minute walk away. Alternatively, Wood Street Overground station, also on the line to Liverpool Street, is just a 5-minute stroll, providing seamless travel.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Enclosed Porch

Further door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen/diner & ground floor shower room.

### Reception Room

13'1 x 10'9 (3.99m x 3.28m)

### Kitchen/diner

16'1 x 14'1 (4.90m x 4.29m)

Door to rear garden.

### Ground floor shower room

7'7 x 5'6 (2.31m x 1.68m)

### First Floor Landing

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

### Bedroom One

14'2 x 11'3 (4.32m x 3.43m)

### Bedroom Two

9'10 x 7'10 (3.00m x 2.39m)

### Bedroom Three

8'9 x 6'1 (2.67m x 1.85m)

### First Floor Bathroom

8'5 x 4'9 (2.57m x 1.45m)

### Second Floor Landing (Loft)

Door to bedroom three & bedroom four.

### Bedroom Four

12'8 x 12'3 (3.86m x 3.73m)

Door to:

### Ensuite

6'9 x 4'8 (2.06m x 1.42m)

### Bedroom Five

9'2 x 7'1 (2.79m x 2.16m)

### Rear Garden

34'6 x (10.52m x )

### On street permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### 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 1239 sq ft - 114 sq m

Ground Floor Area 477 sq ft - 44 sq m

First Floor Area 403 sq ft - 37 sq m

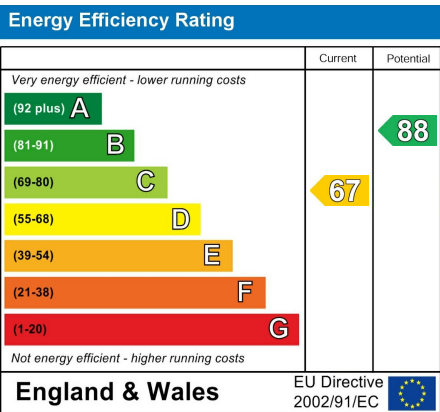
Second Floor Area 359 sq ft - 33 sq m



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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