



Wellesley Road, Walthamstow, London, E17

Offers In Excess Of £1,000,000

Freehold

FOR SALE

2 2 4

- 4 bedroom Victorian terraced house
- 2 Reception rooms
- Loft conversion & Gas central heating
- Walthamstow Queen's Road Overground station: 0.4 mile
- Walthamstow Central Tube station: 0.5 mile
- Walthamstow Village nearby
- EPC rating: C (72) & Council tax band: B
- Rear garden: 35'5 x 15'1
- On street permit parking
- Internal: 1435 sq ft (133 sq m)

Discover the charm of this exquisite four-bedroom Victorian terraced house. The spacious reception room immediately captivates with its elegant bay window, intricate corning, delicate ceiling roses and working original fireplace, one of the four original fireplaces throughout the home. The dining room features original floorboards that seamlessly connect to the modern, stylish kitchen, which opens directly onto the expansive, paved rear garden. This garden is a perfect sun trap from lunchtime onwards, featuring a large U-shaped raised bed with integrated seating, surrounded by a variety of established plants and shrubs.

Ascending to the thoughtfully renovated first floor, the generously proportioned primary bedroom enjoys abundant natural light from its two windows and is further enhanced by an original fireplace. Towards the rear of the house, another bedroom, currently configured as a home office, features a striking architectural glass window that provides delightful views of the garden. These two rooms are separated by a contemporary family bathroom, complete with both a separate bath and a walk-in shower.

Continuing to the second-floor extension, you'll find a bespoke birch ply staircase leading up. Its design seamlessly extends through both floors, forming the balustrade and handrail on the floor above. Here, architectural glazing floods the space with light, leading to two additional bedrooms, a stylish shower room adorned with fantastic jade green tiles, and convenient eaves storage.

This home is located in a welcoming neighbourhood known for its strong sense of community, where residents actively participate in local events, including the popular Pop Up Pub and the E17 Jumble Trail. Excellent transport links are on your doorstep, with both Walthamstow Queen's Road Overground station and Walthamstow Central station just a short walk away. Walthamstow Village, with its independent shops and eateries, is also conveniently close.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

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

Reception Room

11'6 x 11'2 (3.51m x 3.40m)

Dining Room

12'2 x 11'2 (3.71m x 3.40m)

Open to:

Kitchen

11'10 x 9'2 (3.61m x 2.79m)

Open to dining room. Door to rear garden.

First Floor Landing

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

Bedroom One

14'5 x 13'1 (4.39m x 3.99m)

Bedroom Two

11'10 x 8'10 (3.61m x 2.69m)

First Floor Bathroom

9'0 x 8'8 (2.74m x 2.64m)

Second Floor Landing (Loft)

Doors to:

Bedroom Three

17'1 x 8'2 (5.21m x 2.49m)

Bedroom Four

13'9 x 8'2 (4.19m x 2.49m)

Second Floor Shower Room

7'5 x 6'3 (2.26m x 1.91m)

Rear Garden

35'5 x 15'1 (10.80m x 4.60m)

Front Garden

15'1 x 14'5 (4.60m x 4.39m)

On street permit parking

Additional Information:

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

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

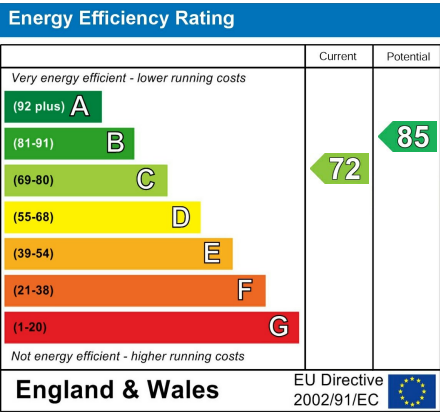
Approximate Gross Internal Area 1435 sq ft - 133 sq m
Ground Floor Area 483 sq ft - 45 sq m
First Floor Area 476 sq ft - 44 sq m
Second Floor Area 476 sq ft - 44 sq m



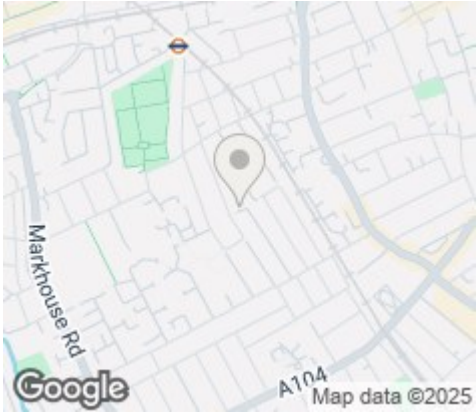
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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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