



Barrett Road, Walthamstow, London, E17

£2,800 Per Annum

Unfurnished

TO LET

 1  1  3

- 3 bedroom double fronted semi-detached house
- Kitchen/diner & Utility room
- Double glazing & gas central heating
- Stunning period features
- Wood Street station: 0.3 mile
- EPC rating: D (58)
- Council tax band: D
- Deposit: £3230.76
- South-facing rear garden & off street parking
- Internal: 1296 sq ft (120 sq m)

A spacious three double bedroom end of terrace house on Barrett Road. Situated on a quiet residential road, just off Wood Street, it's also just a hop, skip and a jump from the Village. It's therefore ideally placed for the many independent shops and eateries that both areas have to offer, as well as for the daily commute via Wood Street Overground station.

Inside there is space for all. The ground floor has a large, two bay reception room stretching across the front of the house, whilst crossing the hallway takes you to the generously proportioned kitchen diner, with utility space and WC beyond.

Upstairs there are three solid double bedrooms, together with a three piece family bathroom. All of the rooms on both floors are beautifully presented.

Outside there is a south facing private garden to the rear- the perfect sun trap and an ideal spot for relaxing during the summer months. To the front there is off street parking - very handy!

Great property, great location - shall we take a look...?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to reception room & Kitchen/diner.

Ground Floor WC

Reception Room

22'10 x 14'10 (6.96m x 4.52m)

Open plan kitchen/diner

20'1 x 11'5 (6.12m x 3.48m)

Open to

Utility Room

7'4 x 7'2 (2.24m x 2.18m)

First Floor Landing

Door to all first floor rooms.

Bedroom One

17'3 x 9'10 (5.26m x 3.00m)

Bedroom Two

14'0 x 11'3 (4.27m x 3.43m)

Bedroom Three

14'0 x 11'3 (4.27m x 3.43m)

First Floor Bathroom

8'4 x 6'7 (2.54m x 2.01m)

Rear Garden (South-facing)

Off Street Parking

Driveway.

Additional Information:

Length of tenancy - 12 month with 6 months break clause.

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

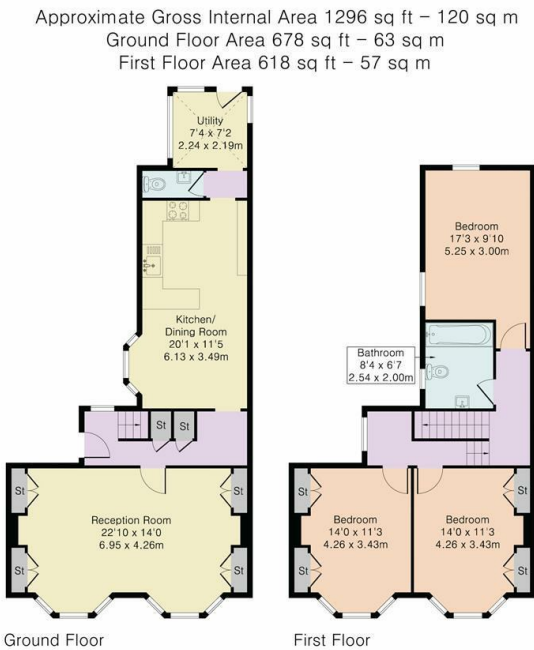
Notice:

All photographs are provided for guidance only.

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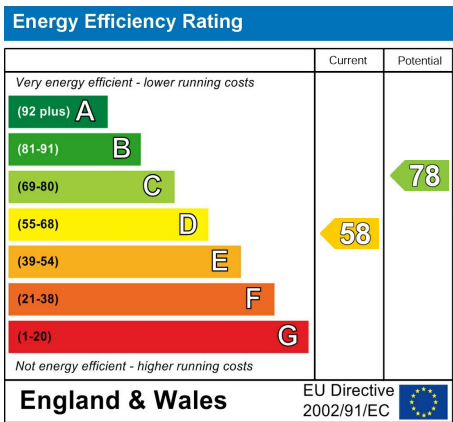
FLOORPLAN



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 as defined by RICS code of measuring practice. No guarantee is given on 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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