






Kingsley Road, Walthamstow, London, E17

Offers In Excess Of £850,000

FOR SALE

 3  2  4

Freehold

- 4 bedroom Victorian terraced house
- Loft conversion
- Gas central heating
- Quiet residential cul-de-sac
- Wood Street Overground station: 0.4 mile
- Short walk from Wood Street
- Council tax band: C & EPC rating: C (70)
- West-facing rear garden: 16'5
- On street permit parking
- Internal: 1334 sq ft (124 sq m)

Located at the top of Wood Street on a cul-de-sac, this charming Victorian terraced house instantly captivates with undeniable kerb appeal.

Upon entering, you'll find an exquisitely decorated interior that seamlessly blends period charm with contemporary elegance. The entrance hall and bay-fronted reception room showcase original cornicing, with the reception room featuring a fireplace that leads into a welcoming dining room. The ground floor boasts brushed and oiled Crown Oak engineered wood floorboards laid over the original flooring.

Moving into the contemporary kitchen and extension, which features underfloor heating, stylish tiled flooring, and an illuminating skylight. Double doors offer easy access to the west-facing rear garden, which receives warm light as the day comes to an end. This private haven is adorned with mature plants and two old trees, including a beautiful cherry blossom, ensuring that a delightful expanse of green is all you see when looking out from the back windows.

On the first floor, the large primary bedroom benefits from three large windows, as well as built-in storage, and the second bedroom retains its original fireplace. A serene green bathroom features a terrazzo-tiled bath and floor, a separate shower and underfloor heating. The ascent to the second floor is illuminated by a skylight on the landing, leading to two further bedrooms. The larger is bright, benefiting from two windows, one of which is a Velux, and practical eaves storage. The second bedroom on this floor also includes built-in storage, and a shower room completes this level.

Ideally situated, this home offers easy access to excellent schools and is within comfortable walking distance of both Wood Street Station and Walthamstow Central, making commuting a breeze. At the same time, its proximity to green areas, such as the scenic Lloyd Park, Town Hall, and the vast Epping Forest, ensures a perfect balance of urban convenience and natural beauty.

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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

13'1 x 11'6 (3.99m x 3.51m)

Open to:

Dining Room

12'3 x 11'2 (3.73m x 3.40m)

Open to reception room.

Kitchen

11'2 x 8'10 (3.40m x 2.69m)

Open to:

Reception Room

9'11 x 9'10 (3.02m x 3.00m)

Doors to rear garden. Open to kitchen.

First Floor Landing

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

Bedroom One

15'1 x 11'1 (4.60m x 3.38m)

Bedroom Two

11'2 x 9'11 (3.40m x 3.02m)

First Floor Bathroom

11'3 x 9'2 (3.43m x 2.79m)

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Three

16'5 x 10'0 (5.00m x 3.05m)

Bedroom Four

10'5 x 8'6 (3.18m x 2.59m)

Shower Room

7'3 x 4'10 (2.21m x 1.47m)

Rear Garden (West-facing)

16'5 (5.00m)

Front Garden

19'4 (5.89m)

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 1334 sq ft - 124 sq m

Ground Floor Area 549 sq ft - 51 sq m

First Floor Area 441 sq ft - 41 sq m

Second Floor Area 344 sq ft - 32 sq m



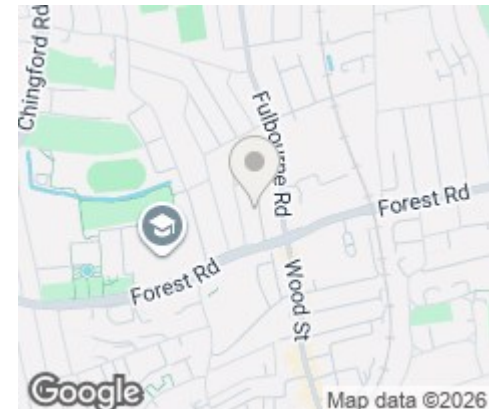
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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 | | |
| | 70 | 78 |
| England & Wales | EU Directive 2002/91/EC | |

LOCATION



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