



Church Lane, Walthamstow, London, E17

Offers In Excess Of £750,000

Freehold

FOR SALE

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- Two Double Bedroom End Of Terraced House
- Lounge/Diner
- Walthamstow Village Location
- Council Tax Band: C
- Approx 35ft Rear Garden
- Off Street Parking
- No Onward Chain
- 783 Sq Ft (72.8 Sq M)
- Viewing By Appointment Only
- PPE Provided

A charming two bedroom, end of terrace house on Church Lane.

This delightful property is beautifully presented throughout. It offers the perfect balance of family friendly space on the ground floor, and bedrooms on the first.

The ground floor comprises lounge diner and kitchen, and is essentially open plan, the two rooms flowing seamlessly one into the other. The lounge diner is dual aspect, ensuring plenty of natural light from the front bay and the rear window. There is stripped wood flooring underfoot, a feature fireplace and plenty of room to entertain as well as relax. The kitchen sits directly behind, and is galley in style. There are modern fitted units with wooden work surfaces arranged along two walls, as well as tiled floor and splashbacks. At the far end there are French doors leading to the garden.

Upstairs there are two double bedrooms and the family bathroom. The larger of the two bedrooms stretches across the full width of the property, and has plenty of space for free standing storage, whilst the second offers views of the garden. The beautifully tiled family bathroom contains a four piece suite, including a large walk in shower cubicle.

Outside, as well as a large front garden that doubles as off street parking for multiple vehicles, there is a secluded rear garden, complete with lawn, patio and raised decking.

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DIMENSIONS

Living here...
We would imagine that it's probably pretty rare to have one Grade II listed structure on a road, yet on and directly off Church Lane there were no more than a dozen at the last count! Now that's history brought to life in our view. But don't be deceived into thinking this wonderful part of East London is some sort of sepia tinged open air museum. Far from it. It's a colourful, vibrant and exciting place to live, with wonderful residents and businesses ensconced there. Take a wander up Church Lane and turn left at the Ancient House and you are on Orford Road, the beating heart of the Village. Here you will find everything and everyone on any given weekend, from Chris and the team at Eat 17 restaurant, through to Sam and Jo down at the bakery, and lots more in between. It could seriously take you half an hour to walk a few yards along Orford Road, as you are bound to bump into someone you know as you stroll along. It really is that kind of place – warm, welcoming, and friendly.

It's also ideally located for when you need to get further afield, with Walthamstow Central station just a gentle stroll along the Lane, passing by the alms houses and continuing down St Mary's Road.

In This Area - By Walthamstow Diary
Sitting opposite a 15th century timber-framed house, listening to the sound of bells ring in the nearby 12th century church, whilst the breeze gently blows through the trees behind you. Sounds idyllic doesn't it? Sounds like a scene from the middle of the countryside, but it isn't. This is the scene you will find when sat on the bench on Church Lane in Walthamstow. The timber-framed building in front of you is the Ancient House, the church bells belong to St Mary's, and all around you is Walthamstow Village. Leave the bench behind, walk forwards, and you'll soon find yourself on Orford Road. Take the weight off your feet and relax with a glass of wine at In Vino Veritas. Wander a bit further down the road and you'll find Froth & Rind, our very own (and very amazing) cheese and beer shop. Pop in to the tapas bar or deli, have a meal and pint of pale in The Queens Arms, or chill in the garden of The Village pub. Quiet roads, beautiful cottages, pubs, restaurants, parks for the kids, and more character than you can shake a stick at. This is an urban Village with something for everyone.

In The Owners Words...
We bought this house because we were charmed by the beauty and nature of the Village and the vibrancy of its community. The people, the restaurants, cafés, and deli's all make living in Walthamstow Village feel a being in a magical place. The nearby overland and underground stations make it easy to get around London, and the road network makes it easy to escape the city for a weekend hike around Epping Forest. It was when the kids arrived that we realized how perfect the Village really is. The local parks, nurseries, family-friendly eating spots and the highly-rated schools have truly been a blessing, and a big reason why we love it here. Opportunities overseas mean we have to leave Walthamstow but it'll always feel like home.

Dimensions:

Entrance
Via front door leading directly into:

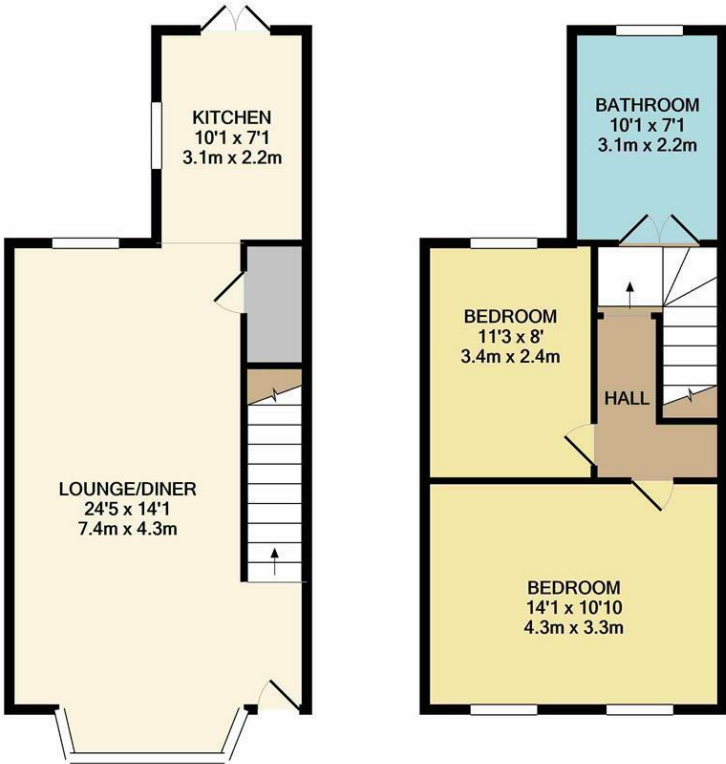
Lounge/Diner
24'5 x 14'1
Open to:

Kitchen
10'1 x 7'1
Access to rear garden.

First Floor Landing
Door to all first floor rooms.

Bedroom One
14'1 x 10'10

FLOORPLAN



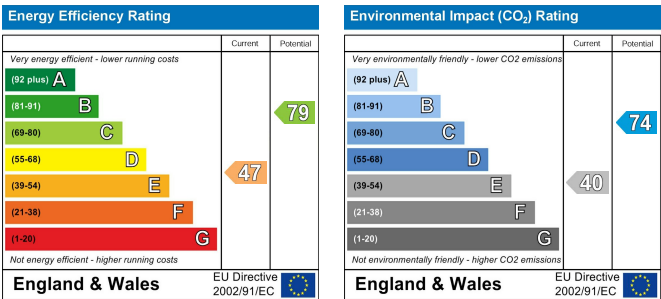
GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC CHART



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