



Barclay Road, Walthamstow, London, E17

Price £600,000

Freehold

FOR SALE

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- Three Bedroom Semi-Detached House
- Walthamstow Village Location
- Gas Central Heating
- 0.4m To Wood Street Station
- Council Tax Band: C
- Approx. 40ft South Facing Rear Garden
- No Onward Chain
- 727 Sq Ft (67.6 Sq M)
- Viewing By Appointment Only
- PPE Provided

A three bedroom semi-detached house on Barclay Road.

This property is the ultimate blank canvas. In need of complete renovation throughout (having been rented out to the same tenant for 50 years), it offers the chance to create the home of your dreams from scratch. The ground floor comprises lounge, kitchen and shower room, whilst upstairs there are three well-proportioned bedrooms. To the rear of the property there is a private garden, which like the internal spaces is in need of work.

This property would benefit from extending into the loft and to the rear, something which the adjoining property has already done.

As we said at the start, the ultimate blank canvas....

Barclay Road, Walthamstow, London, E17

DIMENSIONS

Living here...
Barclay Road is the perfect base from which to explore the wonders of Walthamstow Village and beyond...

If you fancy a quiet night in after all that DIY, take a short stroll to Orford Road and stock up on wine at Parish Wines, cheese at Froth & Rind, and Bacon Jam at the award winning Spar. If it's a night out instead, try the delicious tapas at Orford Saloon or modern British at Eat17. If food is off your menu but a drink or two isn't, then relax in the beer gardens of The Village or The Queen's Arms, or venture slightly further afield and check out the neon at God's Own Junkyard whilst sipping a pint of Jack of Clubs at the Wildcard Brewery, or a gin cocktail from Mother's Ruin.

The property is within comfortable walking distance of both Walthamstow Central and Wood Street stations, with excellent transport links into the City and West End, whether to meet friends in town or for the dreaded Monday morning commute.

In This Area - By Walthamstow Diary
Despite what people may tell you, Walthamstow Village was not invented by estate agents. It's called Walthamstow Village because it was once exactly that, a village. Once the administrative heart of Walthamstow, the Village is now content to simply be the neon capital of Europe. An unlikely claim you might think, but visit God's Own Junkyard on Ravenswood industrial estate and you'll see what I mean.

When your mind has been blown by the neon, pop in to Mother's Ruin Gin Palace and Wildcard Brewery. All three businesses are based on Ravenswood, making it the most exciting industrial estate on the planet. The Village is full of quiet residential streets that all have easy access to bucket loads of pubs and restaurants. Take in the jazz at The Nags Head on Sunday afternoon, enjoy the excellent food and beer at The Queens Arms, and sample the legendary chicken and bacon jam burger at Eat17.

To walk off all the food you've eaten, wander to the 15th century Ancient House, check out St Mary's Church and its ivy clad church yard, have a pint in the garden at The Castle Pub, then admire the art in the windows of the old iron mongers.

Dimensions:

Entrance

Via own front door leading into:

Entrance Hallway

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

Lounge

13'9 x 10'11

Kitchen

10'4 x 8'10

Door to rear garden.

Ground Floor Bathroom

8'10 x 5'9

First Floor Landing

Door to all first floor rooms.

Bedroom One

16'6 x 13'8

Bedroom Two

9'0 x 8'11

Bedroom Three

8'11 x 7'1

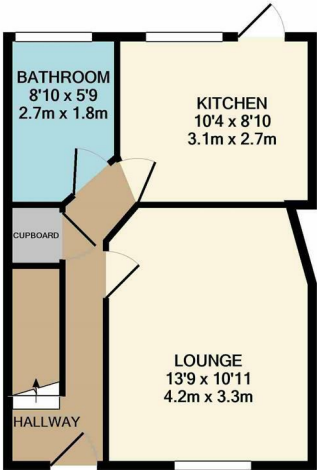
Rear Garden (South Facing)

approx 40ft

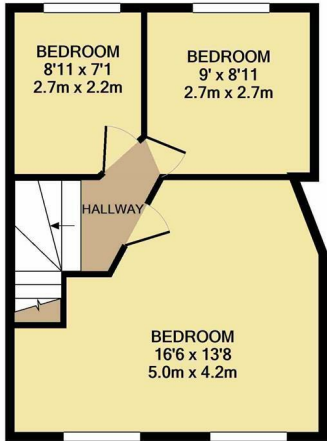
Disclaimer:

The information provided about this property does not constitute or

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

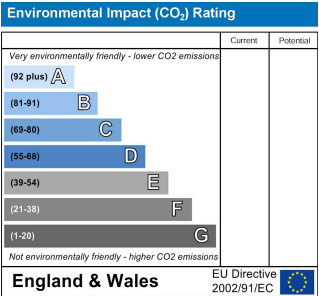
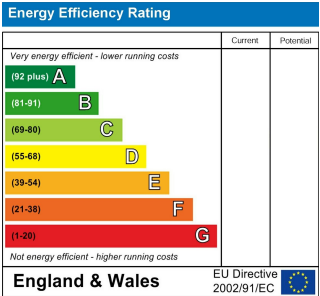


1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.6 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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