

Oliver Road, Walthamstow, London, E17

Offers In Excess Of £850,000

Freehold

FOR SALE

1 1 3

- Victorian terraced house
- 3 bedrooms
- Conservatory with ground floor wc
- Wood Street station: 0.4 mile walking distance
- EPC rating: D (61)
- Council tax band: C
- Rear garden: 29'2 x 19'1
- On street residents permit parking
- Chain-free
- Internal: 927 sq ft (86 sq m)

A three-bedroom terraced house on Oliver Road.

This house has all the makings of a fantastic family home. All you need is a little imagination and a bit of perspiration to make that a reality. There is plenty of natural light throughout, adding to the already considerable sense of space. On the ground floor the lounge and dining room have been knocked through to create a large open plan reception room, ideal to both relax and entertain in. The galley kitchen leads out to the conservatory at the rear, off which you will also find a downstairs WC.

Upstairs there are three well-proportioned bedrooms and a modern three-piece family bathroom. Outside there are gardens front and back.

Location-wise this property scores highly. Easily walkable to Wood Street station for the morning commute, you also have the many independent restaurants and bars of Wood Street on your doorstep, as well as the bright lights of the Ravenswood. Walthamstow Village is close by too. If you fancy a quiet stroll or the do needs his or her morning walk, the green open spaces of Hollow Ponds and Epping Forest are close at hand.

Great house, great location...shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room. Open to kitchen.

Reception Room

26'2 x 11'5 (7.98m x 3.48m)

Kitchen

8'10 x 5'11 (2.69m x 1.80m)

Door to:

Conservatory

13'1 x 4'5 (3.99m x 1.35m)

Door to rear garden. Open to:

Ground Floor WV

First Floor Landing

Door to all first floor rooms.

Bedroom One

11'6 x 11'5 (3.51m x 3.48m)

Bedroom Two

12'6 x 9'5 (3.81m x 2.87m)

Bedroom Three

9'0 x 7'7 (2.74m x 2.31m)

First Floor Bathroom

6'11 x 5'2 (2.11m x 1.57m)

Rear Garden

29'2 x 19'1 (8.89m x 5.82m)

On street residents permit parking

Additional Information:

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

Disclaimer:

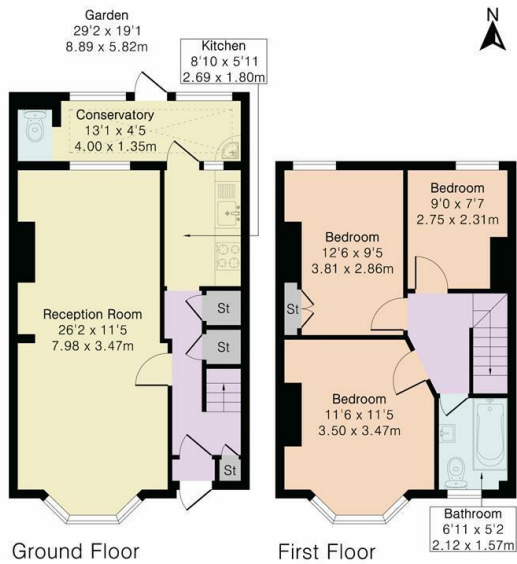
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FLOORPLAN

Approximate Gross Internal Area 927 sq ft - 86 sq m

Ground Floor Area 506 sq ft - 47 sq m

First Floor Area 421 sq ft - 39 sq m



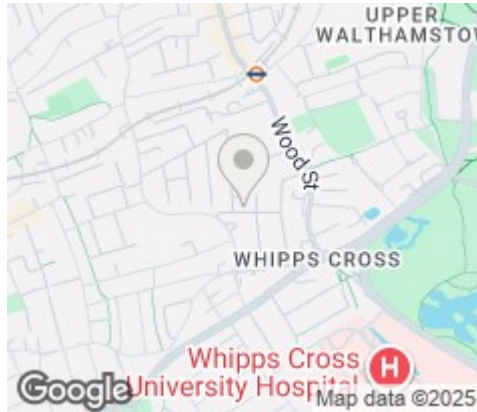
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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		
	61	73
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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