



## Grove Road, Walthamstow, London, E17

Offers In Excess Of £850,000

Freehold

**FOR SALE**

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- 3 bedroom end of terrace house
- Gas central heating
- Through lounge/diner
- Walthamstow Village location
- EPC rating: E (54)
- Council tax band: C
- Rear garden: approx 25ft-30ft
- Off street parking
- Chain-free
- Internal: 886 sq ft (83 sq m)

A delightful three-bedroom end-of-terrace house, featuring a spacious, light-filled dual-aspect reception and dining room. This main living area boasts original wood flooring, a classic bay window at the front, and French doors at the rear that open onto the paved garden, perfect for outdoor dining. Both the dining room and the adjacent kitchen offer direct garden access, with useful storage cupboards also located off the entrance hallway.

Upstairs, the home continues to impress. The primary bedroom benefits from a bay window that mirrors the living room below and ample built-in storage. The second double bedroom overlooks the garden and also includes built-in storage. A flexible third bedroom is ideal as a child's room or could easily be utilised as a dedicated home office or study. A neat three-piece bathroom and an additional hallway storage cupboard complete this floor. A significant bonus is the convenience of dedicated off-street parking.

This fantastic location is truly what sets the home apart, being perfectly placed in the much sought-after Walthamstow Village. From here, a short walk takes you to Walthamstow Central, providing excellent links into Central London and the West End via the Victoria Line and Overground trains. The vibrant social heart of the Village, Orford Road, with its array of shops, pubs, and eateries, including Ruff's Bistro, Bora & Sons, and Pavement, is also within easy walking distance, offering a superb lifestyle.

Shall we take a look?

# Grove Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### Hallway

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

### Through Lounge/Diner

29'10 x 11'10 (9.09m x 3.61m)

Doors to rear garden.

### Kitchen

12'10 x 8'6 (3.91m x 2.59m )

Access to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'10 x 11'8 (4.22m x 3.56m)

### Bedroom Two

11'1 x 9'8 (3.38m x 2.95m)

### Bedroom Three/Study

6'9 x 5'4 (2.06m x 1.63m)

### First Floor Bathroom

8'2 x 7'3 (2.49m x 2.21m)

### Rear Garden

approx 25'-30' (approx 7.62m-9.14m)

### Off Street Parking

### Additional Information:

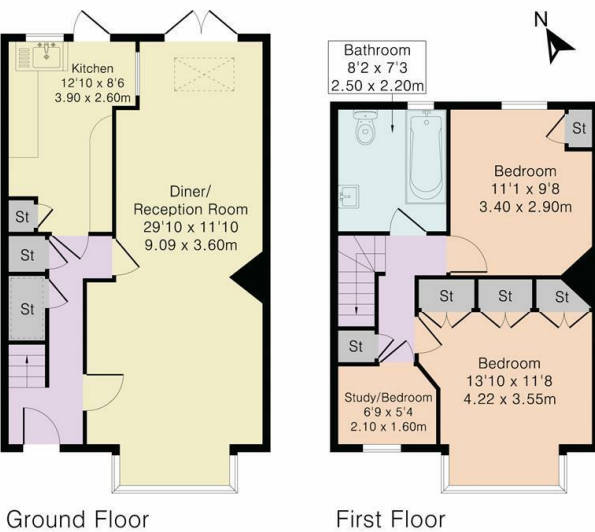
Local Authority: London Borough Of Waltham Forest  
Council tax band: C

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 886 sq ft – 83 sq m  
Ground Floor Area 482 sq ft – 45 sq m  
First Floor Area 404 sq ft – 38 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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