

## Barclay Road, Walthamstow, London, E17

Guide Price £650,000

Freehold

FOR SALE

1 1 2

- Guide Price: £650,000-£675,000
- 2 Double bedroom terraced house
- Lounge/diner
- Gas central heating
- Walthamstow Village Location
- Wood Street Station: 0.6 mile
- EPC rating: E (51) & Council tax band: C
- Rear garden: approx 30ft
- Chain-free
- Internal: 728 sq ft (67.6 sq m)

Guide Price: £650,000-£675,000. A fantastic opportunity awaits with this chain-free, two-double-bedroom terraced house, nestled in the highly sought-after Walthamstow Village. The property offers a delightful rear garden and a welcoming atmosphere from the moment you arrive. A tiled pathway guides you to the front door, opening into a bright and airy open-plan lounge/diner. Dual-aspect windows flood this versatile living space with natural light. The layout flows seamlessly from the lounge/diner to the kitchen and out to the rear garden, a pleasant outdoor retreat with paved areas and flower beds. Upstairs, you'll discover two well-proportioned double bedrooms with large windows that flood the rooms with light and a family bathroom.

Perfectly positioned in desirable Walthamstow Village, this property offers superb convenience and a vibrant local lifestyle. From the award-winning Spar on Orford Road to popular restaurants like Ruff's Bistro and Eat17, a wealth of amenities are within easy reach. Traditional pubs such as The Village and The Queen's Arms are nearby, while a short stroll leads to the unique God's Own Junkyard and the Wildcard Brewery. With Wood Street Station a short walk away and Walthamstow Central easily accessible, commuting to the City is effortless.

Shall we take a look?

# Barclay Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Porch

Further door leading directly into:

### Lounge/Diner

20'6 x 12'1 (6.25m x 3.68m)

Staircase leading to first floor. Door To:

### Kitchen

14'3 x 9'0 (4.34m x 2.74m)

Door To:

### Inner Hallway

Access To Lean To & Ground Floor Bathroom.

### Lean To

Access To Rear Garden.

### Ground Floor Bathroom

9'0 x 5'9 (2.74m x 1.75m)

### First Floor Landing

Doors To:

### Bedroom One

12'1 x 10'1 (3.68m x 3.07m)

### Bedroom Two

10'5 x 9'4 (3.18m x 2.84m)

### Rear Garden

approx 30' (approx 9.14m)

### Additional Information:

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

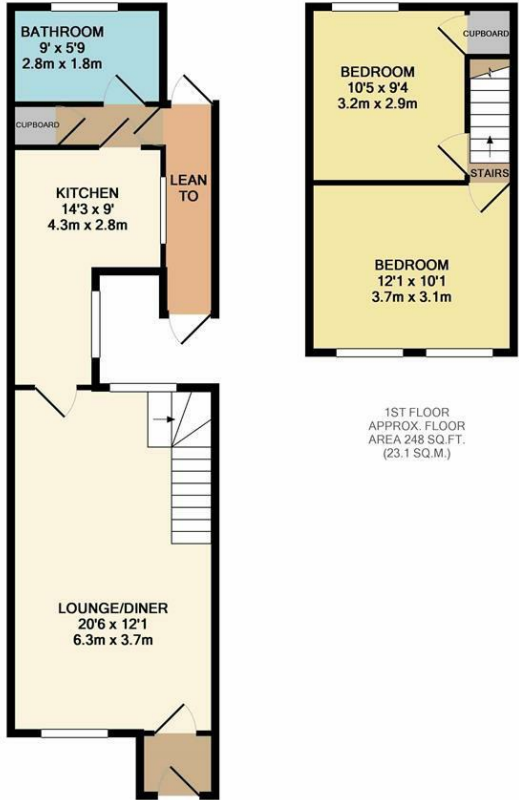
### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

The information provided about this property does 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



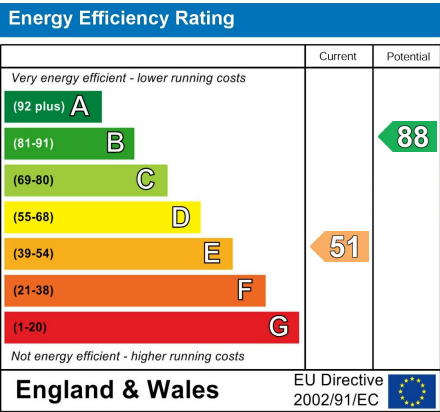
GROUND FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 728 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 RATING



## LOCATION

