

Rensburg Road, Walthamstow, London, E17

Offers In Excess Of £950,000

FOR SALE

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Freehold

- 4 bedroom Victorian terraced house
- Loft conversion
- St James Street Overground station: 0.4 mile
- Blackhorse Road Tube station: 0.6 mile
- Double glazed & Gas central heating
- Close to Walthamstow Marshes & Wetlands
- Council tax band: C
- Rear garden: 30'9 x 14'6
- On street permit parking
- Internal: 1224 sq ft (114 sq m)

Classic Victorian family home, with loft conversion and pretty garden; 10 minutes' walk to the popular Crate St James and all the independent shops, cafes and restaurants; close to schools, local parks and acres of natural open space at Walthamstow Wetlands (the largest urban wetlands in Europe). Nearest stations are St James Street Overground station and Blackhorse Road tube station.

This large, well-proportioned property would look at home in an interiors magazine.

It's contemporary, but full of character with original features including stripped wood floors and fireplaces. The kitchen is also extended, full of natural light and brilliantly ordered with loads of storage and a polished concrete floor, with bi-folding doors leading out to a gentle garden space with dining area.

The bedrooms are doubles, the family bathroom features a free-standing bath, a walk-in shower. There's also an wc in the loft bedroom.

Downstairs the living room feels cosy, the whole experience is welcoming and feel-good. It's a great family home with bags of style and in an excellent area.

When are you free to take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access To Lounge & Dining Room.

Lounge

12'11 x 10'10 (3.94m x 3.30m)

Dining Room

11'7 x 11'4 (3.53m x 3.45m)

Open To:

Kitchen

14'3 x 10'5 (4.34m x 3.18m)

Open to dining room. Doors to rear garden.

First Floor Landing

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

Bedroom One

14'1 x 11'1 (4.29m x 3.38m)

Bedroom Two

11'7 x 9'2 (3.53m x 2.79m)

First Floor Bathroom

10'5 x 8'7 (3.18m x 2.62m)

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Three

15'8 x 8'6 (4.78m x 2.59m)

W C

7'9 x 4'9 (2.36m x 1.45m)

Bedroom Four

10'0 x 8'3 (3.05m x 2.51m)

Rear Garden

approx 30'9 x 14'6 (approx 9.37m x 4.42m)

On street permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: TBC (Pending)

Notice:

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

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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).

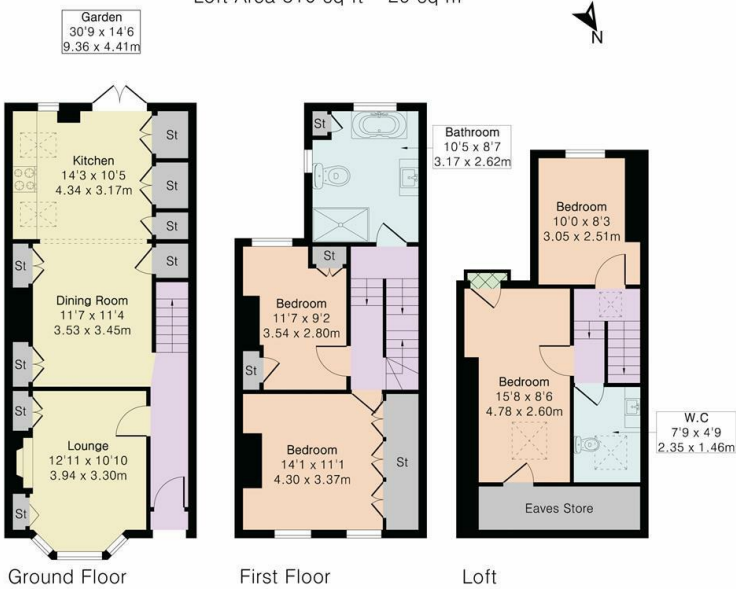
FLOORPLAN

Approximate Gross Internal Area 1224 sq ft - 114 sq m

Ground Floor Area 493 sq ft - 46 sq m

First Floor Area 421 sq ft - 39 sq m

Loft Area 310 sq ft - 29 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		
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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