



## Ruby Road, Walthamstow, London, E17

Offers In Excess Of £750,000

Freehold

- 3 Bedroom Victorian terraced house
- Open plan lounge/kitchen/diner
- Double glazing
- Gas central heating
- Lloyd Park location
- Walthamstow Central station: 0.5 mile
- EPC rating: C (69)
- Council tax band: D
- West-facing rear garden
- Internal: 926 Sq ft (86 sq m)

**FOR SALE**

1 1 3

A roomy 3-bedroom family home with a garden, close to Lloyd Park.

This is a fresh and light-filled open-plan home. A large lounge with bay windows to the front is gently separated from the kitchen diner, laid out well to make the most of the natural light. Everything feels solid and well-finished in the property with engineered walnut floors throughout the ground floor.

Beyond the kitchen is a lean-to storage area leading out to the west-facing garden. The garden features a patio area, ideal for making the most of sunny afternoons and evenings, along with a summerhouse-style shed and raised beds.

Upstairs there are two spacious double bedrooms, one with fitted storage. There's a family shower room with underfloor heating, and the smaller of the 3 bedrooms is currently used as a home office/study. The attic has the potential to be converted into a 4th bedroom (as many of the neighbours have done).

Ruby Road is a friendly and welcoming street where neighbours share recommendations and plan community events through a WhatsApp group.

You'll be living a stone's throw from beautiful Lloyd Park where you can pop across to the Saturday food market and the William Morris Gallery, and it's only a 10-minute walk to Walthamstow Central Station for tube and Overground services.

There's a variety of schools within walking distance, also everything you need in the way of shops and delicious food, cafes and restaurants. Local favourites are Buhler and Co, Yard Sale for pizza and local pubs The Bell and the Rose and Crown, award-winning for its real ale, comedy and theatre nights.

When it comes to getting out into nature, Epping Forest, Walthamstow Wetlands and Hollow Ponds are a walk or short bus

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Open to kitchen/diner.

### Reception Room

13'3 x 11'10 (4.04m x 3.61m)

Open to:

### Kitchen/Dining Room

17'2 x 13'7 (5.23m x 4.14m)

Open to kitchen/diner. Door to:

### Lean To

8'4 x 5'11 (2.54m x 1.80m)

Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'10 x 10'10 (4.52m x 3.30m)

### Bedroom Two

12'4 x 10'11 (3.76m x 3.33m)

### Bedroom Three

9'6 x 5'10 (2.90m x 1.78m)

### Shower Room

6'8 x 6'1 (2.03m x 1.85m)

### Rear Garden (West-facing)

### Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

Annual Council Tax Estimate: £2,055.55 per annum.

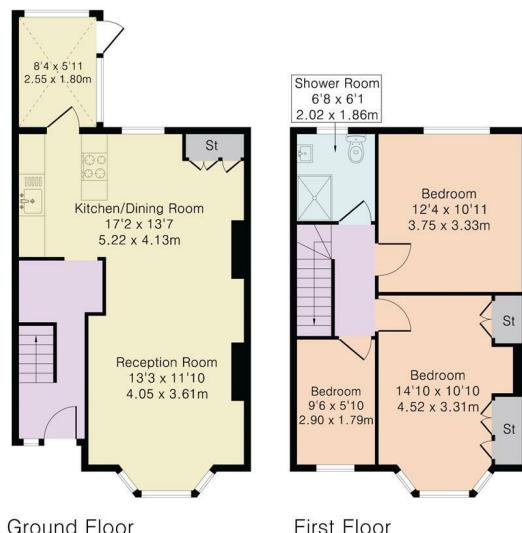
(2023/2024)

### 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

Approximate Gross Internal Area 926 sq ft – 86 sq m  
Ground Floor Area 484 sq ft – 45 sq m  
First Floor Area 442 sq ft – 41 sq m



## EPC RATING

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      |           |
| (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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