



## Elmfield Road, Walthamstow, London, E17

Offers In Excess Of £750,000

Freehold

- 3 bedroom Victorian terraced house
- Double glazing & gas central heating
- Short walk to Walthamstow Marsh Wetlands
- Potential for rear & loft extensions (STPP)
- St James Street station: 0.4 mile
- Council tax band: C & EPC Rating: D (58)
- Rear garden: 24'0 x 14'8
- On street residents permit parking
- Chain-free
- Internal: 940 sq ft (87 sq m)

**FOR SALE**

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This wonderful, chain-free three-bedroom Victorian terraced house in a fantastic area is ready for its next chapter. While requiring a touch of modernisation, it presents a superb opportunity for a family to personalise every detail and create a truly wonderful space.

A welcoming west-facing front garden, laid with classic black and terracotta chequered tiles, guides you to the front door. Inside, the accommodation flows beautifully, starting with a bright reception room featuring a charming bay window and period fireplace, which leads seamlessly into the dining room, also with its own fireplace. The kitchen provides access to the spacious rear garden, which is a superb blank canvas for a keen gardener. The property also merits opportunity for rear and loft extensions (STPP). Completing the ground floor is a family bathroom and a spacious conservatory with French doors opening onto the outside space.

The first floor features a principal bedroom equipped with a fireplace, built-in storage, and lovely views of the Walthamstow reservoirs and marshes. The second bedroom with built-in storage sits adjacent, and a further bedroom is located at the rear of the home, overlooking the garden. This quiet, clean road boasts a friendly and supportive community, evidenced by an active local website and annual street party.

The location is superb for transport; St James Street station is just a short stroll away, providing access to the Weaver line and offering proximity to the Victoria Underground line, as well as excellent bus services. The home offers direct cycle access to the Lee Valley and Stratford cycle ways, connecting easily to the wider London cycle network. Nature lovers will appreciate the short walk to the stunning Walthamstow Marsh Wetlands and Lee Valley Park. The surrounding area boasts a strong sense of community spirit, with a local website and a friendly neighbourhood pub. Additionally, there is ample permit parking available on the road.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room one & dining room.

### Reception Room One

13'2 x 10'10 (4.01m x 3.30m)

### Reception Room Two

11'7 x 11'5 (3.53m x 3.48m)

Open to:

### Kitchen

8'7 x 5'3 (2.62m x 1.60m)

Door to garden, sun room & ground floor bathroom. Open to dining room.

### Ground Floor Bathroom

8'7 x 8'3 (2.62m x 2.51m)

### Sun Room

8'7 x 8'4 (2.62m x 2.54m)

Accessed externally.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

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

### Bedroom Two

11'6 x 9'1 (3.51m x 2.77m)

### Bedroom Three

10'9 x 8'8 (3.28m x 2.64m)

### Rear Garden

24'0 x 14'8 (7.32m x 4.47m)

On street residents permit parking

### Additional Information:

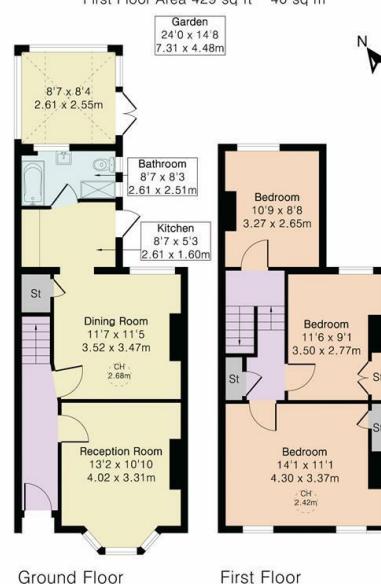
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### 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 940 sq ft - 87 sq m  
Ground Floor Area 511 sq ft - 47 sq m  
First Floor Area 429 sq ft - 40 sq m



### PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure 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	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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