

Lynmouth Road, Walthamstow, London, E17

Offers In Excess Of £825,000

Freehold

FOR SALE

2 2 4

- 4 Bedroom, Victorian terraced house
- 2 Reception rooms
- St James Park location
- South facing rear garden: 30ft
- Internal: 1164 sq ft (108.2 sq m)
- St James Street station: 0.2 miles
- Double glazing & gas central heating
- EPC rating D
- Council tax band C
- Chain-free

Set over 3 floors, this Victorian terrace is all set up and designed for family living.

The layout provides ample space to pile in together, eat, cook and entertain: yet with the freedom to branch out to quieter spaces to work and study.

The dual aspect, bay fronted, reception room flows into the dining room and on to the 170 square foot kitchen-diner with quartz work surfaces and tiled floor, looking out to the garden which is light filled and south facing.

The family bathroom and double bedrooms on the first floor extend into the loft conversion where the master bedroom has an en suite shower room.

The home is well finished, throughout, chain-free and ready to move into.

The St James Street area of Walthamstow is a popular part of town, with a strong local community of entrepreneurs and creatives. Crate St James has independent shops, outdoor cinema, quiz and comedy nights, plus workshops and fantastic street food.

There's a variety of local schools within walking distance, with beautiful St James Park nearby. Walthamstow wetlands and walking trails are a short cycle away. And there're excellent transport links here, with 3 local stations within a 10 minute walk.

A quiet residential area, close to the buzz and community of Walthamstow. Shall we take a look?

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DIMENSIONS

In The Owners Words...

Since we moved into Lynmouth Road we have carefully renovated the house, restoring original features and adding additional space and modern fixtures. It is a fantastic family home with 4 bedrooms split over 3 floors and our favourite part of the house is the kitchen diner that opens out into the garden. As it's south facing, we get such great light and it's the perfect place to have people over and enjoy that indoor/outdoor living...the smell from the Jasmine tree flowering in early summer is really special. The area is very quiet and we love having the St James Park just a few doors down and marshes so close by but then also having the hustle and bustle of CRATE and St James Street at the end of the road is amazing. The trains from St James Street only take 15-16 minutes to get into Liverpool Street which is great and there is also the Victoria Line from Black Horse Road which is really fast into central London. We've relocated to Somerset now but really miss the house, neighbours and living in Walthamstow.

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to dining room.

Lounge

12'10 x 10'3

Open to:

Dining Room

11'4 x 11'1

Door to:

Kitchen

20'1 x 9'0

Access to rear garden.

First Floor Landing

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

Bedroom One

13'9 x 10'1

Bedroom Two

10'1 x 8'1

Bedroom Three

8'1 x 6'1

First Floor Bathroom

8'1 x 4'1

Second Floor

Doors leading directly into:

Bedroom Four

15'11 x 12'2

Ensuite Shower Room

8'0 x 4'1

Rear Garden (South-Facing)

approx 30'

Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

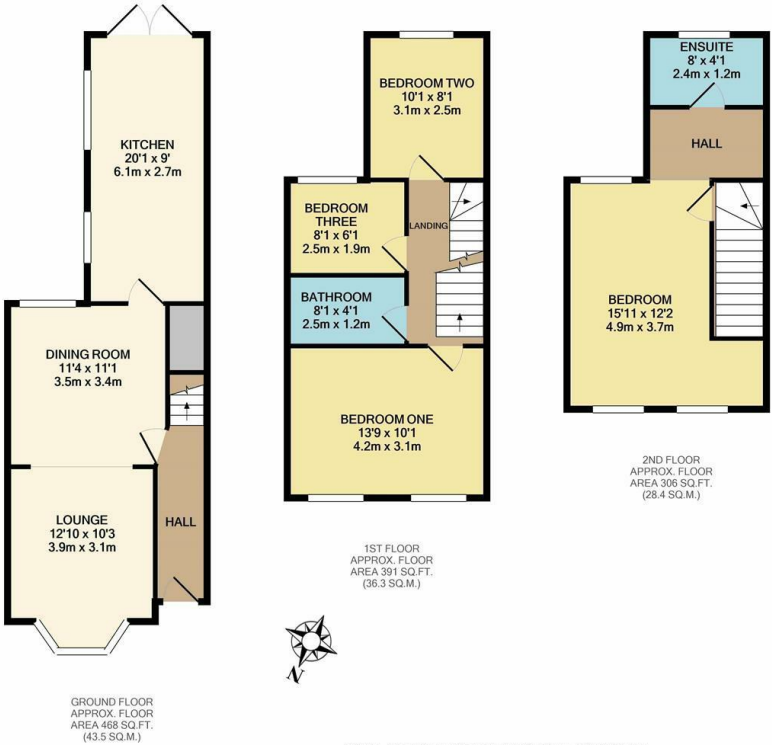
Council Tax Band: C

Annual Council Tax Estimate: £1,724.39 pa

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

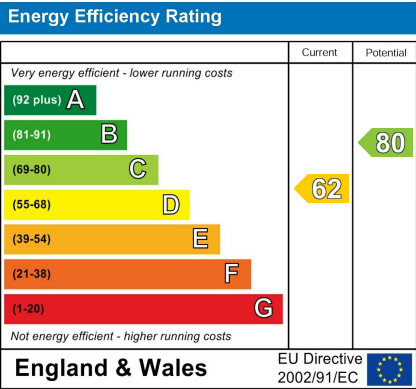


TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.2 SQ.M.)

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



MAP

