

Brettenham Road, Walthamstow, London, E17

Offers In Excess Of £500,000

Leasehold

FOR SALE

1 1 2

- First floor Warner flat
- 2 Bedrooms
- Lloyd Park location
- Rear garden: 35ft approx
- Chain-free
- Walthamstow Central tube station: 1 mile
- Internal: 695 sq ft (65 sq m)
- Double glazing & gas central heating
- EPC rating: E
- Council tax band: B

A Victorian first-floor, family home, full of character and close to the beautiful gardens of Lloyd Park; with a private entrance and a private rear garden.

The roomy reception is flooded with natural light, and the bedrooms are generous doubles one with built-in storage. The feel, throughout, is stylish and minimal with clean lines and high ceilings, and the rich parquet floor brings all the rooms together.

The kitchen is light and contemporary and there's a fresh family bathroom, all well-designed and finished. The rear garden is natural and ready for you to create your own green haven.

Living close to Lloyd Park is a huge perk of this part of E17. The park also has tennis courts, bowling green and the William Morris Gallery and tea rooms, plus a great Saturday street food market. You'll be living on one of the popular roads just north of the park, close to all the local independent shops, cafes and restaurants on Hoe Street, along with excellent traditional pubs like The Bell and The Dog and Duck. It's a 20 minute walk, or an 8 minute cycle to Walthamstow Central Station for the tube and Overground, with easy bus routes too.

A heritage family home in a great E17 location and chain-free. Shall we take a look?

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DIMENSIONS

In The Owners Words...

We are going to be so sad to say goodbye to our flat. It has always felt warm and inviting to us and felt like home from the very beginning. Lloyd park has been our favourite place and we have spent many afternoons wandering around, feeding the squirrels and enjoying the flower garden by the gallery. We even got engaged there! There's a real sense of community around here and we are really going to miss being a part of it. One of my favourite things to do over the past few years is to sit in our room and watch the wildlife outside including the neighbourhood cats.

Dimensions:

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to all rooms.

Reception Room

17'1 x 10'4

Kitchen

8'0 x 7'9

Bedroom One

11'2 x 11'0

Bedroom Two

10'9 x 10'7

Bathroom

8'0 x 7'5

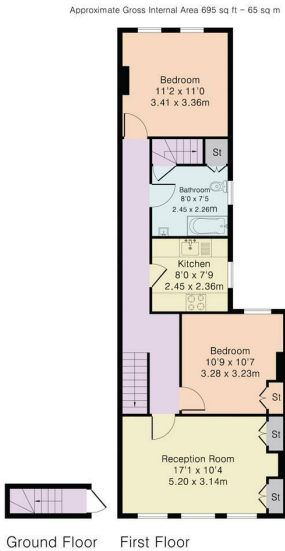
Rear Garden

approx 35'

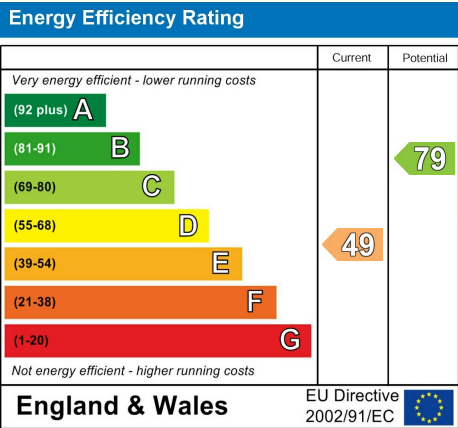
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FLOORPLAN



EPC RATING



MAP

