

Howard Road, Walthamstow, London, E17

Offers In Excess Of £1,100,000

Freehold

FOR SALE

2 2 4

- Four Bedroom Victorian Mid Terrace House
- Two Reception Rooms
- Gas Central Heating
- Kitchen/Diner
- Walthamstow Central Tube Station: 0.3 miles
- Walthamstow Village Closeby
- EPC Rating: D
- Council Tax Band: D
- 80' x 16' Rear Garden
- 1480 Sq Ft (138 Sq M)

A big, bold, brick-fronted, family home shaped opportunity—packed with original features, character and potential, in one of the most sought after addresses in the buzzing community of Walthamstow, just a short walk from Central Station.

Right on your imposing, charcoal doorstep, you'll have a delicious variety of independent cafes, shops and restaurants in the cultural hub of Walthamstow Village. But no-through traffic on Howard Road means you'll also feel gently removed from all the hubbub.

Inside the classic exterior the reception rooms are large and filled with natural light from the wooden sash windows, the original fireplaces pulling the focus in each room. The kitchen is light and open, designed for big cooking, big dining and big dancing. French doors lead out to the 40 ft rear garden, rich with established shrubs, and where you'll also find rear access provision for off street parking.

The bedrooms are roomy doubles, full of light with original features, the largest has the luxury of a separate dressing room and an ensuite bathroom. Both the bathrooms are modern and well-fitted.

This family home combines the classic and the contemporary with the potential to extend to the rear and into the loft space STPP. A lovely space waiting to be transformed into a Walthamstow showstopper—close to schools, museums, sports, culture and acres of local green spaces. How would you enhance this home? Come and take a look.

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DIMENSIONS

In The Owners Words...

We will miss this beautiful house filled with space and light. We initially chose it so we could hold little concerts and art exhibitions here and we'll miss being part of the wonderfully creative E17. Our friends and family are upset that we are selling the home they also felt was theirs and we are only parting with what would have been our forever home because we are leaving London. It is a peaceful house in a street so quiet that you can sleep with the windows open, wake up to birdsong and watch the birds fledge from the kitchen window. We will miss our neighbours and feeling part of the Hilltop community that exemplifies the friendliness and helpfulness of a genuine neighbourhood. We are only the second family to have lived here and whoever lives here next will be very lucky.

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room one, reception room two & kitchen.

Ground Floor WC

Reception Room One

13'2 x 11'1

Reception Room Two

12'3 x 11'3

Kitchen

22'9 x 11'7

Access to rear garden. Door to ground floor wc.

First Floor Landing

Door to bedroom one, bedroom two, bedroom three, bedroom four, wc & shower room

Bedroom One

13'9 x 11'0

Bedroom Two

11'8 x 11'0

Door to dressing room & en-suite bathroom.

Dressing Room

8'1 x 5'2

Ensuite

8'0 x 6'0

Bedroom Three

11'4 x 10'6

Bedroom Four

9'4 x 6'0

Shower Room

10'5 x 3'0

First Floor WC

Rear Garden

80'0 x 16'0

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

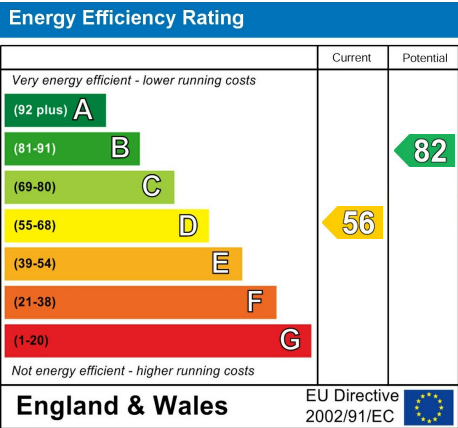


Approximate Gross Internal Area
1480 sq ft (138 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. We do not hold the floor plan drawings and measurements, and our sales team should conduct a careful, independent investigation of the property in respect of its internal dimensions.



EPC RATING



MAP

