



Byron Road, Walthamstow, London, E17

Offers In Excess Of £600,000

Freehold

FOR SALE

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- Two Bedroom Mid Terrace House
- Fully Open Plan Ground Floor
- Walthamstow Village Closeby
- 0.4m To Walthamstow Central Tube Station
- Council Tax Band: C
- 53' x 9' Rear Garden
- No Onward Chain
- 675 Sq Ft (62 Sq M)
- Viewing By Appointment Only
- PPE Provided

A box fresh and beautifully finished two bedroom terraced house on Byron Road

The ground floor is essentially open plan, with the reception room flowing seamlessly into the kitchen at the rear. The colour palette throughout is cool and neutral, and there is exposed wood floorboards in the reception and herringbone flooring in the kitchen. The reception room is the ideal place to hide away on a winter's night with the latest must see box set, or entertaining friends around the dining table. The kitchen is kitted out with modern fitted cabinetry arranged in a galley style, and offers views of the garden via French doors at the far end.

The two bedrooms are arranged front and back on the first floor. Again, the finish here is exceptional. In between them sits the three piece family bathroom, complete with rainfall shower over the tub.

Outside there is a private garden to the rear. It is largely paved, with border planting, and offers plenty of space for al fresco relaxation and entertaining.

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DIMENSIONS

Living here...

This property nestles peacefully on a quiet residential street, close to the bright lights and buzz of Hoe Street and Walthamstow Village, yet cocooned such that it could be miles away from the hustle and bustle of East London. Everything is on your doorstep, from comedy at The Rose & Crown through to the latest blockbusters at The Scene and artistic inspiration at the William Morris gallery. And that's even without heading in the opposite direction to the Village and sampling the many culinary delights on offer there. Not only is this a great part of Walthamstow to reside in, just imagine being able to tell your friends you live somewhere with a name as aesthetically pleasing as Poets Corner...

Dimensions:

Entrance

Via front door leading into:

Entrance Porch

Further door leading directly into:

Reception Room

11'6 x 9'5

Open to:

Dining Room

10'3 x 9'5

Staircase leading to first floor. Open to:

Kitchen

15'7 x 8'0

French doors leading into rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

11'8 x 9'7

Bedroom Two

16'1 x 6'0

First Floor Bathroom

10'9 x 4'0

Rear Garden

53'0 x 9'0

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

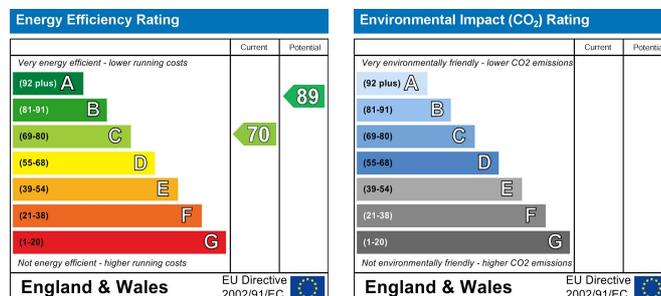


Approximate Gross Internal Area
675 sq ft (62 sq m)

This listing's floorplan measurements are approximate and are for illustrative purposes only. Measurements are based on the floor plan dimensions and are not intended to be used as a guide only. Measurements are not intended to be used as a guide only. Measurements are not intended to be used as a guide only. Measurements are not intended to be used as a guide only.

ESTATES 17

EPC CHART



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