



Beresford Road, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

 1  1  3

Freehold

- Three Bedroom Mid Terraced House
- Kitchen/Diner
- Double Glazed & Gas Central Heating
- Potential for loft extension (STPP)
- Higham Park Station: 0.8 mile
- EPC Rating: D (59)
- Council Tax Band: C
- Private 50ft Rear Garden
- Chain free
- 935 Sq Ft (86.9 Sq M)

This three bedroom terraced house offers a tremendous opportunity to create a comfortable family home. Nestled between Wadham Lodge sports ground and Lloyd Park, there are plenty of green spaces nearby, as well as easy access to transport links. There is a bay windowed lounge to the front (the perfect TV snug), whilst the other side of the central staircase there is a well-proportioned fitted kitchen, offering ample room to dine as well as prep. Beyond that sits a family room (offering access to the garden) and the three-piece family bathroom.

The first floor has three bedrooms (two doubles and a single), all with either built in cupboards or ample room for free standing storage.

The garden offers plenty of scope for those with green fingers, and whilst in need of TLC at present, could be turned into a fantastic outside space for the whole family to enjoy.

Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access To Lounge.

Lounge

12'0 x 11'8

Kitchen/Diner

16'7 x 15'0

Family Room

10'9 x 9'10

Ground Floor Bathroom

10'9 x 5'1

First Floor Landing

Access To:

Master Bedroom

14'8 x 9'9

Bedroom Two

12'0 x 7'10

Bedroom Three

9'10 x 6'9

Rear Garden

approx 50'

Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

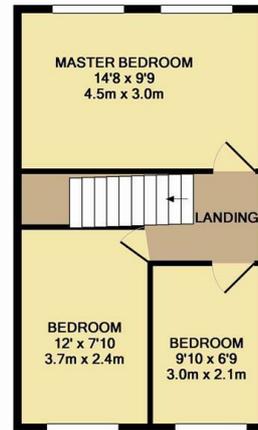
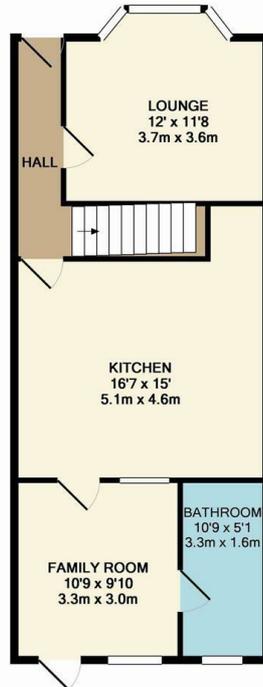
Council Tax Band: C

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).

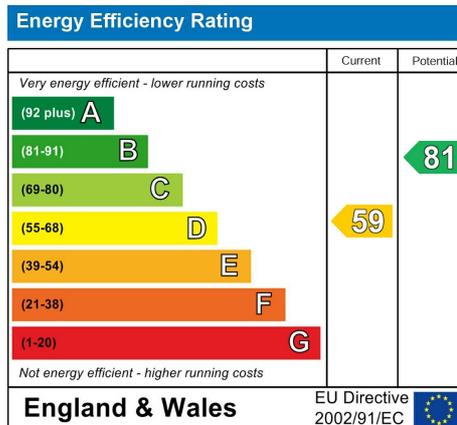
FLOORPLAN



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.9 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

