



## Fulbourne Road, Walthamstow, London, E17

Offers In Excess Of £495,000

Freehold

**FOR SALE**

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- Two Bedrooms End Of Terrace House
- Double Glazed & Gas Central Heating
- Ground Floor Shower Room & Utility Room
- 0.4m To Wood Street Station
- Council Tax Band: C
- 40' x 17' Rear Garden
- No Onward Chain
- 1300 Sq Ft (121 Sq M)
- Viewing By Appointment Only
- PPE Provided

A deceptively spacious two bedroom end of terrace house on Fulbourne Road.

This property has been extended to offer 1300 square feet of internal space, making it larger than many comparable homes. The ground floor features an open plan lounge diner, with stripped wood flooring and open tread central staircase. It's a multi-functional space, able to accommodate both relaxing and dining areas. Directly behind you will find the kitchen, which in turn leads into a utility area and then a WC.

Upstairs, the two bedrooms are located on the first floor. To the front is a full width double, whilst there is a smaller double with rear views. At the back of this floor there is a four piece family bathroom, including a separate shower cubicle.

The second floor has a loft room, with velux window to the rear and stripped wood flooring.

Outside, there is a well proportioned, low maintenance garden to the rear.

# Fulbourne Road, Walthamstow, London, E17

## DIMENSIONS

### Living here...

There are no shortage of things to do in this part of E17. The William Morris pub is just up the road, or you could try the amazing food and cocktails at The Duke on Wood Street. The wonderful Lloyd Park and William Morris Gallery are just a short walk away, offering a multitude of yearly events. If exercise is on the agenda, then there's Peter May Sports Centre, Walthamstow Football Club and the new Walthamstow Leisure Centre close by, or maybe venture a little further afield onto the wide open spaces of Hollow Ponds and Epping Forest. When the weekend all too quickly comes to an end and work beckons, the proximity of Wood Street station, as well as easy access to the A406 and M11, will make the daily commute just that bit more bearable.

### In The Owners Words...

This was my first house and has a special place in my heart, I enjoyed many a dinner party here & while I was living here I filled the garden with large lush plants in pots, garden furniture and grew grape vines overhead with twinkling lights so you could eat outside of an evening and read books in the sunshine during the day. As the Garden is in full sunlight most of the day you need a good parasol! I had great plans for the kitchen area so that it would open up into the extension and on to the light filled garden but I fell in love & moved in with my partner out of town so never got to realise my dreams. I've been lucky enough to have my friends live in my house for the last few years and all of us will be very sad to lose it but hope to pass it on to someone who can tease out more of it's magic! There is so much potential here and e17 is a fabulous place to live!

### Dimensions:

#### Entrance

Via front door leading into:

#### Entrance Porch

Further door leading directly into:

#### Reception Room

23'5 x 15'4

Staircase leading to first floor. Door to:

#### Kitchen

10'6 x 8'6

Door to:

#### Utility Room

17'8 x 11'8

Access to rear garden. Door to:

#### Ground Floor Shower Room

#### First Floor Landing

#### Bedroom One

15'4 x 10'0

Staircase leading to loft room. Door to all first floor rooms.

#### Bedroom Two

11'8 x 7'1

#### First Floor Bathroom

10'7 x 8'9

#### Loft Room

15'5 x 10'2

#### Rear Garden

40' x 17'

Access to:

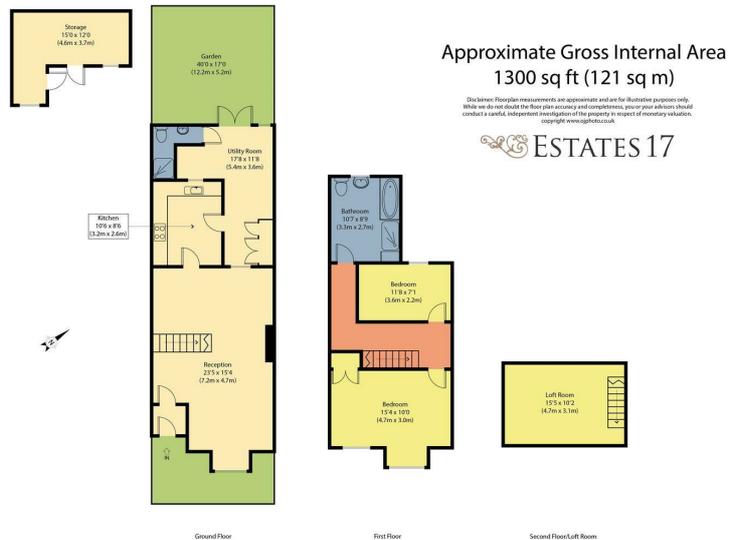
#### Outbuilding/Storage

15'0 x 12'0

#### 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

## FLOORPLAN



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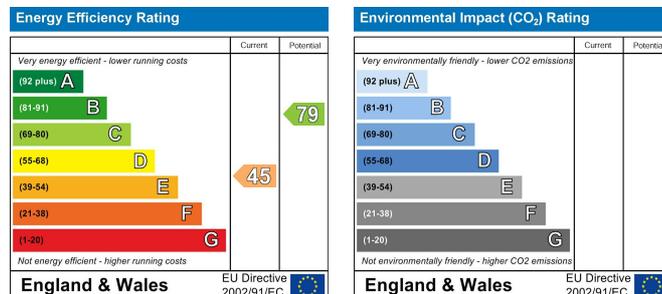
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## EPC CHART



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).

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