



King Edward Road, Walthamstow, London, E17

Offers In Excess Of £600,000

FOR SALE

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Freehold

- Victorian End Of Terrace House
- Two Bedrooms
- Double Glazed & Gas Central Heating
- 0.3m Walk To Blackhorse Road Station
- Council Tax Band: C
- 18' x 14' Rear Garden
- No Onward Chain
- 720 Sq Ft (67 Sq M)
- Viewing By Appointment Only
- PPE Provided

An end of terrace, brick fronted, 2 bedroom, Victorian classic—made light, contemporary and spacious. Close to the station and offered with no onward chain!

Nothing says home like an original 2 up, 2 down, it's the house we used to draw as kids. And although this property is bang up to date inside, with an open kitchen-diner and modern bathroom, the property's held onto its character.

Solid wood floors and wood framed french doors leading onto an oasis like garden, give the place a natural aesthetic with lots of light. Emphasized by the established trees in the garden, where there's the potential to extend subject to planning.

A separate living room gives you the freedom to catch a change of scene in the evening to get cosy. The bedrooms are doubles and there are original features upstairs too such as a double (Jack & Jill) entrance into the large bathroom.

You have Blackhorse Road Station less than a mile away, Stoneydown Park and Lloyd Park are also nearby, along with good local schools, and more expansive green space at the Marshes and Wetlands. You're also close enough to all that's going in Walthamstow Village.

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DIMENSIONS

In The Owners Words...

"We have lived in this house in probably the friendliest street in London for 20 years and have loved our time there. From great BBQ parties in the garden, to strolling down to the wild card brewery for a beer to just hanging out with our wonderful neighbours has been great. There is a community spirit there that I've never found before and which is a real treasure.

We have made lots of improvements to the house including a new roof (approx 7 years ago), fully insulated and part boarded the loft for plenty of storage space, and within the last year installed a new gas boiler and new Bosch integrated dishwasher. The front door and front windows were replaced a couple of years ago as well.

The back garden is south west facing so has sun from mid morning till evening in the summer and is wonderfully private..... a lovely little oasis in the city. There is a mature stand of banana trees (yes really!) that produce huge leaves in abundance and give a lovely tropical feel and they even flower sometimes and grow bunches of bananas (not edible... sorry!)

Only a few minutes walk to the tube past a really good coffee shop for your morning eye opener (looking at you Armstrong Audio)... and on the way home you can pick up some excellent wine at Forest Wines... a 2 minute walk!

We have made many happy memories in this house and we know that you will too."

Dimensions:

Entrance

Via front door leading directly into:

Reception

14'7 x 10'4

Staircase leading to first floor. Door to:

Kitchen

14'6 x 11'5

Access to rear garden.

First Floor Landing

Bedroom One

14'2 x 11'0

Bedroom Two

11'5 x 8'8

Bathroom

15'4 x 11'5

Rear Garden

18'0 x 14'0

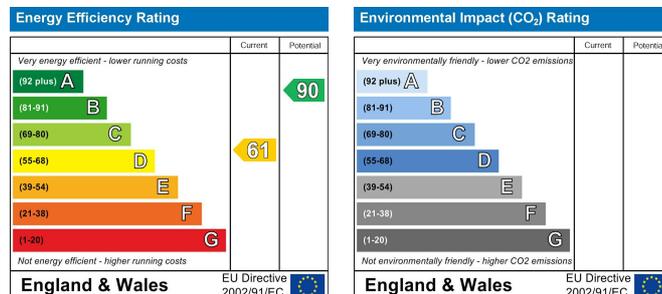
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FLOORPLAN



EPC CHART



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