



## Cairo Road, Walthamstow, London, E17

Offers In The Region Of £825,000

Freehold

**FOR SALE**

2 1 3

- Victorian Mid Terrace House
- Three Bedrooms & Two Reception Rooms
- 0.3m To Walthamstow Central Tube Station
- Walthamstow Village Nearby
- Council Tax Band: D
- 55' x 18' Rear Garden
- 18' x 9' Detached Garage
- 1290 Sq Ft (119 Sq M)
- Viewing By Appointment Only
- PPE Provided

A generously proportioned and beautifully maintained three bedroom terraced home on Cairo Road, perfectly located for all that Walthamstow has to offer.

This spacious house comes in at in excess of 1200 square feet, meaning there is plenty of room here for your family to grow. The ground floor has a large through lounge, with bay window to the front and high, corniced ceiling. Moving along the hallway (where you'll find the entrance to the cellar) you come to a further reception room, this one utilized as a dining room. Here there is again plenty of natural light, thanks to the side aspect bay, as well as ample space in which to entertain. Beyond sits the kitchen, which is kitted out with a range of base and eye level fitted units, and offers access to the rear garden.

Upstairs there are three genuine double bedrooms, family bathroom and separate WC. The largest of the bedrooms stretches across the full width of the house to the front, whilst the bathroom has bath and sink, to compliment the WC adjacent.

Outside there is a private garden, which contains a garage with access to the rear - ideal for cars, bicycles or indeed just as storage.

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## DIMENSIONS

### Living here...

It's not so much about what to do in this fantastic part of E17, but more accurately about trying to work out how to fit it all in. There's so much to see and do! You can take a stroll along the length of the longest street market in Europe, watch the latest blockbuster at The Scene, browse the shops in the Mall (perhaps whilst picking up a latte to go), get the strange and weird trimmed at Rocket Barbers, peruse the latest exhibition at the William Morris Gallery, devour a pizza at SoDo or Yard Sale, laugh 'til our sides split at Red Imp Comedy? (Stop - pauses for breath). The list goes on and on. There simply isn't enough time in the day or days in the weekend to fit it all in. Still, it will be fun trying...

### In This Area - By Walthamstow Diary

Get off the tube at Walthamstow Central and find the world waiting for you. Honestly, this is no exaggeration - if you want something, you'll likely find it not too far from the station. The market, the longest in Europe, is busy and thriving, and the perfect spot to pick up fresh fruit and veg. Next to the market we have a shopping centre packed with high street names, and right at the top of the High Street you'll find the cinema and retail complex. Called The Scene, it is home to a ten screen Empire cinema, Pizza Express, and loads of other bars and restaurants. Just around the corner from this new cinema, is a very old one. The hustle and bustle of the High Street is contrasted by the quiet residential streets that surround it. This part of Walthamstow really gives you the best of both worlds, a shopping hub, nightlife, and peace and quiet at home.

### In The Owners Words...

This wonderful Victorian house has been the centre of our family's life for many years, a true family home. The house itself is much bigger than the traditional 3 bedroom properties. It's spacious and light and also very comfortable. What still amazes us about this house is how changes in the light brings each room to life at the right time. A cellar and a large loft means there's loads of very useful extra storage. The garden benefits from all day sun, a fantastic space to relax & unwind. We've witnessed the huge changes in the area, to the vibrant cosmopolitan place it is today. Community really does exist in Walthamstow and we've loved being part of the Cairo Road community with great neighbours to boot. The house's location is central to just about everything. We will miss this house greatly and the vibrancy of the area.

### Dimensions:

#### Entrance

Via front door leading into:

#### Entrance Hallway

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

#### Cellar

23'0 x 5'5

#### Reception Room One

25'7 x 13'4

#### Reception Room Two

10'8 x 10'4

Access to:

#### Kitchen

10'8 x 9'6

Door to rear garden.

#### First Floor Landing

Door to all first floor rooms.

#### Bedroom One

17'0 x 11'8

#### Bedroom Two

14'5 x 10'9

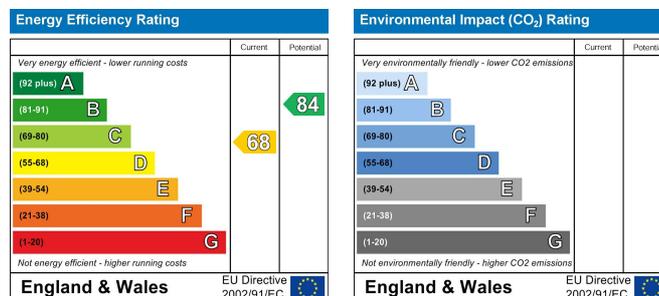
## FLOORPLAN



Approximate Gross Internal Area  
1290 sq ft (119mm sq m)

ESTATES 17

## 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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