

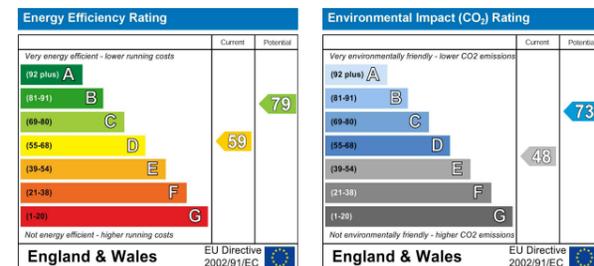
DIMENSIONS

- Entrance**
Via front door leading into:
- Entrance Hallway**
40'11 x 5'9
Staircase leading to first floor. Door to all ground floor rooms.
- Living Room One**
15'3 x 12'1
- Living Room Two**
12'4 x 10'1
Door to rear garden.
- Dining Room**
10'4 x 9'11
Sliding patio door leading to rear garden.
- Kitchen/Diner**
10'4 x 9'11
- Ground Floor Bathroom**
6'5 x 4'3
- First Floor Landing**
22'8 x 5'9
Staircase leading to second floor. Door to bedroom one, bedroom two, bedroom three & first floor bathroom.
- Bedroom One**
16'11 x 10'5
Door to:
- Ensuite**
5'0 x 4'9
- Bedroom Two**
13'10 x 12'4
Door to:
- Ensuite**
8'11 x 2'9
- Bedroom Three**
12'2 x 10'1
Door to:
- Ensuite**
6'2 x 4'5
- First Floor Bathroom**
8'1 x 5'6
- Second Floor Landing (Loft)**
Door to bedroom four & bedroom five.
- Bedroom Four**
14'2 x 13'4
Door to:
- Ensuite**
7'11 x 3'1
- Bedroom Five**
10'0 x 9'11
- Rear Garden**
approx 60'

FLOORPLAN



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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Hatherley Road, Walthamstow, London, E17
Offers In Excess Of £1,000,000
Freehold

FOR SALE

3 6 5

- Victorian Mid Terrace House
- Five Bedrooms
- Three Reception Rooms
- Spacious Kitchen/Diner/Family Room
- Walthamstow Village & Amenities Nearby
- 0.3m To Walthamstow Central Station
- Approx 60ft Rear Garden with side access
- Council Tax Band: E
- No Onward Chain
- 2076 Sq Ft (192.9 Sq M)

With five double bedrooms (four of which are en suite), three reception rooms and an expansive, 400 square foot kitchen diner offering interrupt views of (and access to) the private rear garden, this is a home where space will never be in short supply, however large your family is.

Presented to an incredibly high standard throughout, the quality of the finish is apparent as soon as you walk through the front door. To the front is a bay windowed lounge, which at approximately 180 square feet is as generously proportioned as the rest of this house, and would make the ideal spot for movie night with the kids (or simply somewhere to hide from them when peace and quiet is required). There are then two further reception rooms further along the hallway, separated by the first of the six bath/shower rooms. One of these reception rooms has a door leading out to the side access. In addition, the third reception room could be used as a large office, children's play room or even a utility room/laundry, as connections for the appliances have been pre-installed. However, all of this is merely leading to the star of this house, that amazing kitchen diner. The light floods in, thanks to the two skylights and full width bi fold doors, reflecting off the polished tiled flooring and modern kitchen units, and highlighting the exposed brickwork on one of the walls. If this isn't a place you will want to show off to friends when entertaining, we don't know what is...

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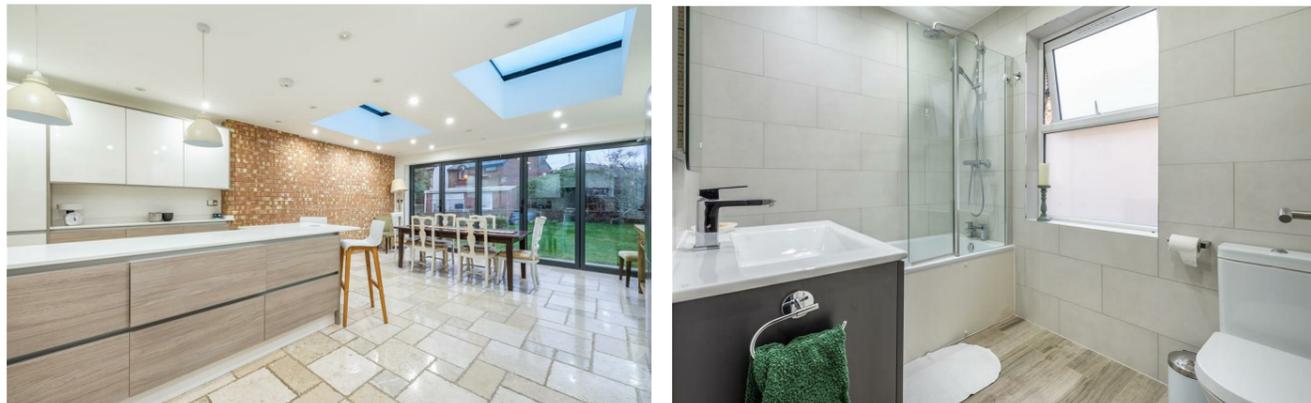


Living Here...

...On the upper two floors the accommodation is fairly evenly divided. On the first floor are three double bedrooms, all with en suites, together with the family bathroom. On the second floor you'll discover two further double bedrooms, one with en suite. When we tell you that the smallest of the five bedrooms is just shy of 100 square feet, you will appreciate the truly generous proportions of this house. There's even a large loft space, because you can never have too much storage room, can you? As with the ground floor, all of the bedrooms and bathrooms are decorated and presented to an exceptional standard.

Outside, the rear garden is mostly laid to lawn, and has that aforementioned side access to the front - very handy if the kids come back from a bike ride covered in mud.

Generous and immaculate - those are the adjectives that spring to mind when we think of the size and quality of presentation of this amazing home, and we're sure you'll think the same...



In This Area - By Walthamstow Diary

We could tell you what a convenient location this area is for your daily commute, but who wants to think about work? Not us, and we're pretty sure not your kids either. (Although speaking of the kids, the "Outstanding" rated Greenleaf Primary is just around the corner, whilst the similarly rated Walthamstow School for Girls is a short walk away). Anyway, enough of that - back to all the great non-school (or work) things this area has to offer for the family. How about films at The Empire, cycling in Lloyd Park (and maybe a game of tennis or two whilst you're there), pizza at SoDo or Yard Sale, or maybe a kick about (no jumpers for goalposts needed) on the Douglas Eyre Playing Fields.

Whatever the junior (and senior) members of the family are into, there is bound to be something to interest them in this amazing part of E17.

