



Ickworth Park Road, Walthamstow, London, E17

Offers In The Region Of £525,000
Freehold

FOR SALE

2 1 3

- Victorian Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Gas Central Heating
- 0.4m To Blackhorse Road Station
- Close Proximity To Stoneydown Park
- Council Tax Band: C
- Approx 20ft Rear Garden
- 921 Sq Ft (85.6 Sq M)

This three bedroom terraced house on Ickworth Park Road has all the ingredients to be turned into a fantastic family home. With over 920 square feet of internal area (that's 85 square metres if you prefer) it's got plenty of space as your brood grows. On the ground floor there's a bay fronted lounge, rear aspect dining room, fitted kitchen and family bathroom, whilst an ascent to the first floor brings you to the three bedrooms. Outside, there is a courtyard style rear garden – perfect now the warmer weather is slowly returning.

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DIMENSIONS

Living here...

On a beautiful, warm Spring day, what could be better than taking a short stroll from your home and sitting in Stoneydown Park with an ice cream to watch the world go by? Well, as good as that sounds, there are actually lots of things to do within easy walking distance of this lovely terraced house. Hop across to Blackhorse Road and down Edward Road and you could be having a game of five a side with your mates at Douglas Eyre Sports Centre. Or wander past there and onto Walthamstow Marshes, which are beautiful at this time of year and a real oasis of wildlife amidst the hustle and bustle of East London. If all that sounds too energetic, nip over to Walthamstow High Street and into The Chequers for a spot of lunch (the Sunday roasts are brilliant!), or head in the other direction and take in the artistic wonders of the William Morris Gallery at Lloyd Park. Now, about that ice cream...

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. Pick up fresh fruit and veg, or visit the rotisserie stall on a Saturday for the best pork or chicken baguettes in town. 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 Granada opened in 1930, and after a long campaign by local residents reopened as a bar and live music venue. Now called Mirth, Marvel & Maud, this building is simply stunning. 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.

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

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

Reception Room One

15'2 x 10'8

Open To:

Reception Room Two

14'11 x 10'6

Door to:

Inner Hall

Door to kitchen & bathroom.

Kitchen

12'10 x 8'4

Door to rear garden.

Bathroom

7'5 x 5'5

First Floor Landing

Door to bedroom one & bedroom two.

Bedroom One

14'1 x 13'7

Bedroom Two

14'1 x 10'8

Door to:

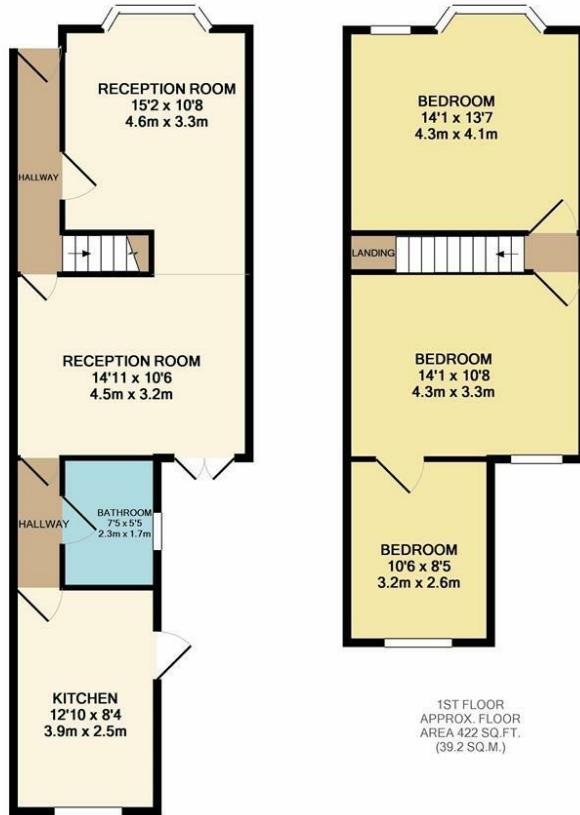
Bedroom Three

10'6 x 8'5

Rear Garden

approx 20'

FLOORPLAN



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 CHART

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
<i>(Not energy efficient - higher running costs)</i>				<i>(Not environmentally friendly - higher CO₂ emissions)</i>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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