

Orford Road, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via front door leading into:

Communal Hallway

Door to flat.

Entrance Hallway

Door to all rooms.

Cellar

16'0 x 5'0

Reception Room

14'0 x 13'0

Kitchen/Diner

11'0 x 10'5

Door to rear garden.

Bedroom One

12'0 x 10'5

Bedroom Two

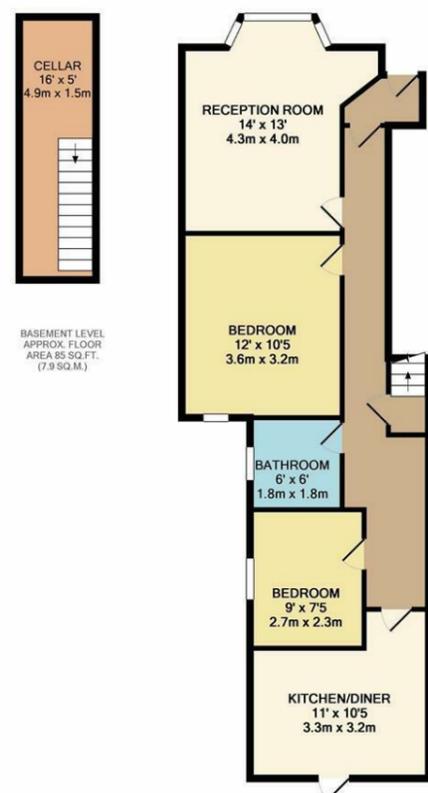
9'0 x 7'5

Bathroom

6'0 x 6'0

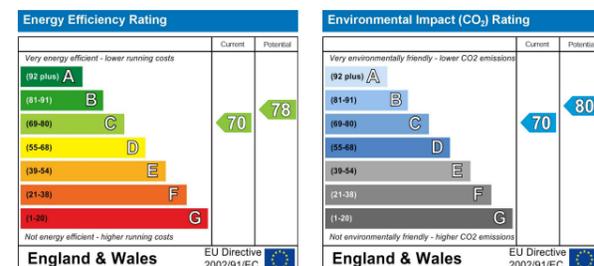
Rear Garden

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



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ESTATES 17

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ESTATES 17

WALTHAMSTOW'S ESTATE AGENT



Orford Road, Walthamstow, London, E17
Offers In Excess Of £430,000

FOR SALE

Leasehold

🚗 1 🚿 1 🛏 2

- Ground Floor Victorian Conversion Flat
- Two Bedrooms
- 16'0 x 5'0 Cellar
- Kitchen/Diner
- Double Glazed & Gas Central Heating
- Council Tax Band: B
- Popular Walthamstow Village Location
- 0.3m Walk To Walthamstow Central Station
- Rear Garden
- 707 Sq Ft (65.7 Sq M)

This delightful garden flat offers not only space and charm in abundance, but also a cracking location on Orford Road, right in the heart of Walthamstow Village.

The monochrome walls compliment and contrast with the rich hues of the exposed floorboards underfoot, creating a feeling a space throughout. To the front is bay windowed reception room, with the larger of the two bedrooms directly behind. Moving along the hallway (passed the door leading to the cellar) there is a modern family bathroom, the second bedroom, and then finally, at the rear, the smartly finished kitchen. This last room also offers access to the rear garden, which is mostly laid to lawn, and offers al fresco space over the warmer months.

Add in that brilliant location, and this really is a fantastic property.

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Try as we might, we can't think of a location more "central Village" than this flat on Orford Road. Everything you need is, quite literally, on your doorstep. Need a pint of milk? Then wander along to the award winning Spar (bet you end up coming out with more than a pint though!) Fancy meeting up with mates for something to eat? Try Eat 17, or the Orford Saloon, or one of the many other restaurants and gastro pubs. Forgoing food and just meeting for a drink? Take your pick - there's In Vino Veritas, The Queens, The Castle, Wildcard, Mother's Ruin...OK, so you get the picture. And when it's time for the (dreaded) commute to work, well fortunately that's made just that bit more palatable by the proximity of Walthamstow Central Station, meaning you can hit the snooze button on the alarm just one more time...



Despite what people may tell you, Walthamstow Village was not invented by estate agents. It's called Walthamstow Village because it was once exactly that, a village. Once the administrative heart of Walthamstow, the Village is now content to simply be the neon capital of Europe. An unlikely claim you might think, but visit God's Own Junkyard on Ravenswood industrial estate and you'll see what I mean.

When your mind has been blown by the neon, pop in to Mother's Ruin Gin Palace and Wildcard Brewery. All three businesses are based on Ravenswood, making it the most exciting industrial estate on the planet. The Village is full of quiet residential streets that all have easy access to bucket loads of pubs and restaurants. Take in the jazz at The Nags Head on Sunday afternoon, enjoy the excellent food and beer at The Queens Arms, and sample the legendary chicken and bacon jam burger at Eat17.

To walk off all the food you've eaten, wander to the 15th century Ancient House, check out St Mary's Church and its ivy clad church yard, have a pint in the garden at The Castle Pub, then admire the art in the windows of the old iron mongers.

