

# Berryfield Close, Vestry Road, Walthamstow, E17

## DIMENSIONS

### In The Owners Words...

"Our house has become a passion project and we have ensured that is fitted and decorated in such a way that friends and family always comment on how great it looks. Even going so far as to decorate the downstairs toilet!! We love the open lounge space, the big kitchen and also the garden (which has been so valuable during lockdown). Our family has grown in this house and our daughter has enjoyed the space inside and outside (including out front in the little cul de sac playing with the neighbour's children). Walthamstow Village has been our home for 10-years and we have loved every moment. We have seen it develop to become a very family friendly environment with a very embracing community feel. Almost every time you walk down the street you bump into someone you know"

### Dimensions:

**Entrance**  
Via front door leading into:

**Hallway**  
Staircase leading to first floor landing. Doors To:

**Lounge**  
17'8 x 16'4

**Kitchen**  
15'11 x 10'9

**Ground Floor WC**

**First Floor Landing**  
Doors To:

**Bedroom One**  
12'6 x 10'9

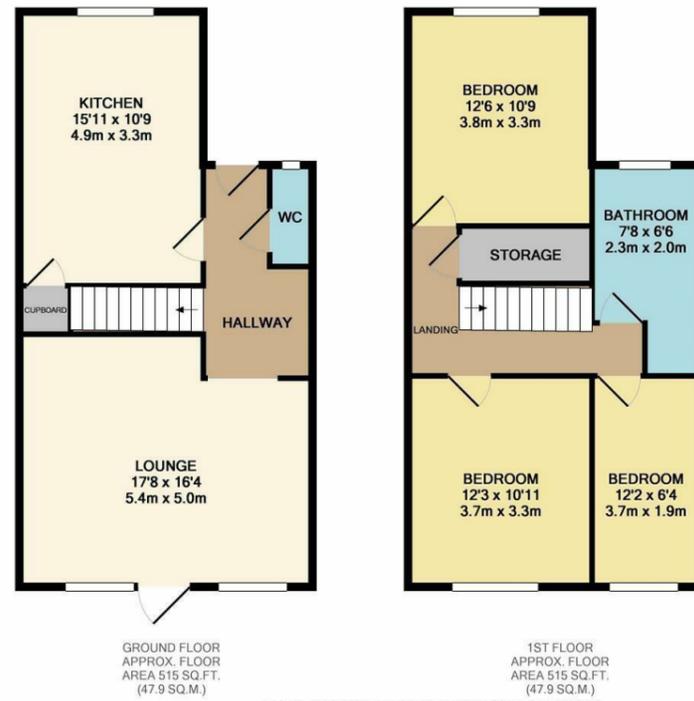
**Bedroom Two**  
12'3 x 10'11

**Bedroom Three**  
12'2 x 6'4

**First Floor Bathroom**  
7'8 x 6'6

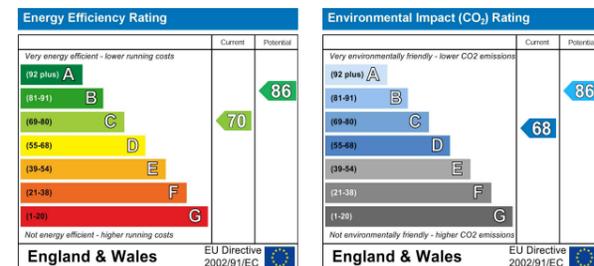
**Rear Garden (South Facing)**  
approx 60'

## 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.  
Made with Metropix ©2019

## 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).

40 Orford Road, Walthamstow, London E17 9NJ

info@estates17.co.uk 020 8520 9300 www.estates17.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



**Berryfield Close, Vestry Road, Walthamstow, E17**  
Offers In Excess Of £715,000  
Freehold

**FOR SALE**

1 1 3

- Three Bedroom Mid Terraced House
- Gas Central Heating & Double Glazed
- Ground Floor WC & First Floor Bathroom
- Popular Walthamstow Village Location
- 0.4m To Walthamstow Central Station
- Council Tax Band: D
- Approx 60ft South Facing Rear Garden
- 1030 Sq Ft (95.7 Sq M)
- Viewing By Appointment Only
- PPE Provided

A beautifully presented three bedroom terraced house, located in the very heart of Walthamstow Village, just off Vestry Road.

This delightful property strikes us as offering just about everything that a family could ask for in their new home. To the front is the modern fitted kitchen, with space aplenty for the family to gather at mealtimes around the table. To the rear, overlooking the private garden, is a delightful, spacious and elegant lounge - the perfect spot to entertain friends or simply settle down for movie night with the kids.

Wander upstairs and you'll discover three well proportioned bedrooms, all as expertly finished and presented as the rooms below. There's also a fantastic four piece family bathroom complete with rainfall shower over the walk in cubicle, to compliment the ground floor WC.

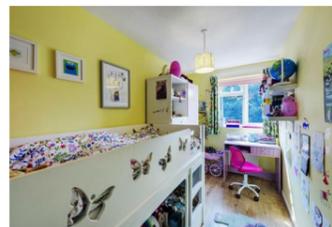
The rear garden has border planting, low maintenance artificial lawn, and a paved patio area for al fresco dining.

info@estates17.co.uk 020 8520 9300 www.estates17.co.uk





Tucked just behind Orford Road, the location of this house couldn't be more central Village if it tried. Stroll around the corner and check out the menu at one of the many eateries on Orford Road, such as The Queens, Eat 17, The Kitchen and Orford Road Saloon. Follow the sounds of the bells at St Mary's and nip into the Ravenswood, where the neon is permanently glowing at God's Own Junkyard, the beers are always chilled at the breweries, and the cocktails are consistently excellent at Mother's Ruin. If you need to get further afield (or it's the dreaded Monday morning commute to work - sorry!) then both Walthamstow Central and Walthamstow Queens Road stations are just a short walk down the hill. Like we said, centrally located, whatever the occasion...



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.

