

Settle.



Exeter Road

, London, E17 7QJ

Offers in excess of £975,000



3



2

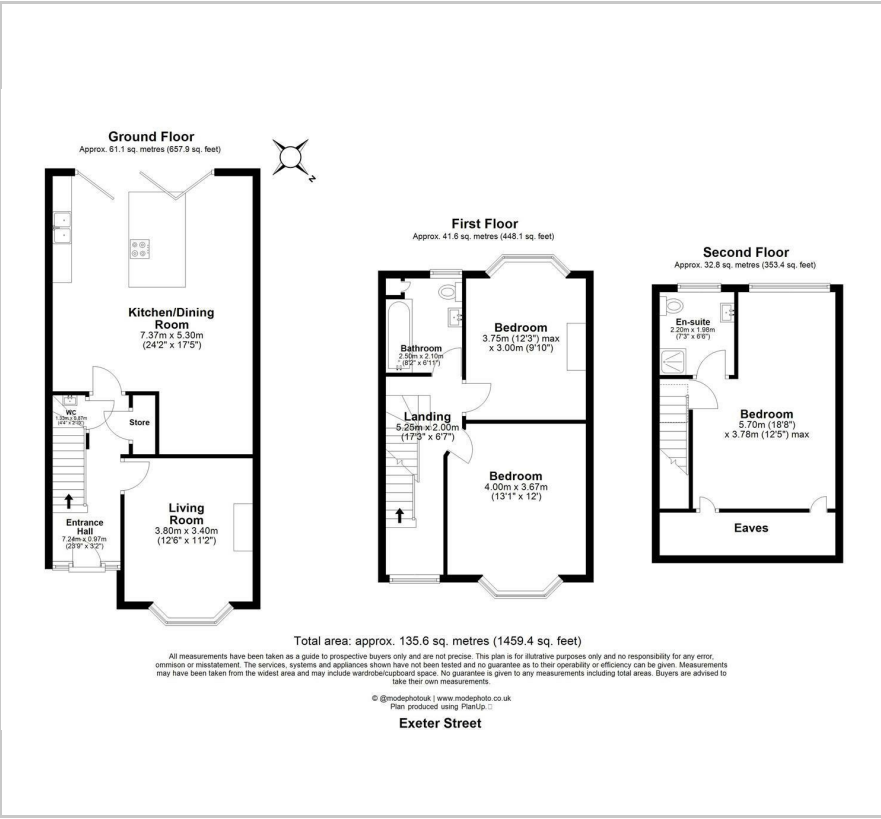


2



6

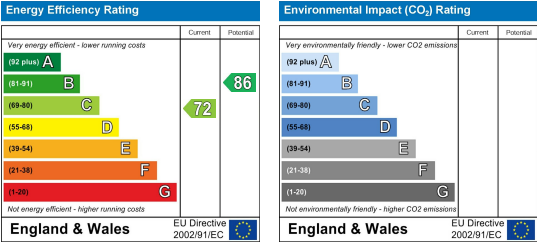
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Prime Central Walthamstow ■ Open Plan Kitchen / Living Room Location
- 0.2 Miles From Walthamstow ■ South West Facing Garden Central Station
- Set Across Three Floors ■ Council Tax Band C
- Beautifully Presented Throughout ■ 1459 Sq Ft - 135 Sq M



This attractive and well-presented multi-storey home offers spacious and versatile accommodation arranged over three floors, making it ideal for families, professionals, or those seeking flexible living space.

The ground floor is designed for modern living and entertaining. A welcoming entrance hall leads to a comfortable front reception room, perfect for relaxing or working from home. To the rear, an impressive open-plan kitchen and dining area forms the heart of the home, featuring generous workspace and excellent natural light, with ample room for both everyday living and hosting guests. A convenient ground floor cloakroom and additional storage complete this level.

The first floor offers two well-proportioned bedrooms, each benefiting from good natural light, along with a contemporary family bathroom. A central landing provides a sense of space and separation between rooms, enhancing privacy and practicality.

Occupying the top floor is a spacious principal bedroom, creating a peaceful retreat away from the main living areas. This room benefits from its own en-suite shower room and access to useful eaves storage, making it both comfortable and functional.

Overall, the property combines character with modern convenience, offering a well-balanced layout across all levels. Situated in a popular residential location, it is ideally placed for local amenities, transport links, and everyday conveniences, making it an excellent choice for a wide range of buyers.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

187 Hoe Street, Walthamstow, London, E17 3AP
Tel: 0208 124 2522 Email: info@settleast.co.uk