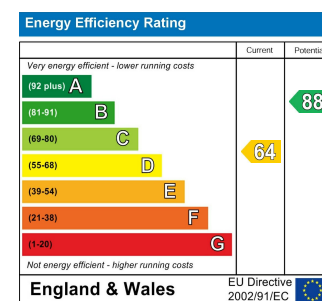


Chelmsford Road, E17

Garden - Approx. 10.3m



Total Area: 107.0 m² ... 1152 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



CHELMSFORD ROAD, WALTHAMSTOW Offers In The Region Of £850,000 Freehold 3 Bed House - Terraced



Features:

- Three Bedroom House
- Two Bathrooms
- Arranged Over Three Floors
- Beautifully Presented
- Private Garden
- Chain Free

Bright and bursting with character, this three-bedroom, two-bathroom home is a great find, with its charming garden, immaculate decor, converted loft, excellent location and chain-free status.

Walthamstow Village is 13 minutes away, while Walthamstow Central station is a similar distance to speedily transport you to the centre of London. St James Street is a couple of minutes further, where you have even more excellent amenities and transport options, and the greenery of Walthamstow Wetlands can be found a short stretch beyond, while Thomas Gamuel Park is right on your doorstep.

REQUEST A VIEWING
0203 397 9797

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E4 & N17
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IF YOU LIVED HERE...

With Walthamstow Village to the east, St James Street to the west, Leyton to the south and Lloyd Park to the north, you can walk in almost any direction and find somewhere interesting to explore, but with 1,152 square feet of beautifully designed home to enjoy, you'll be looking for any excuse to stay in.

Your open plan first floor is flooded with light, while the neutral colour palette and timber flooring provide a brilliant base. You'll love the thoughtful touches such as the vertical column radiator in the living area, while the kitchen is just as considered, with smart cabinets and integrated appliances. Open the bi-fold doors and enjoy the patio in warmer months, taking in the pleasing view of the leafy garden.

On the first floor, you'll find two immaculate bedrooms and a modern bathroom with a utility space for laundry - the ultimate convenience. Up in the converted loft, there's a fantastic master bedroom with ample eaves storage, and a smart bathroom with walk-in shower.

As for further beyond, Thomas Gamuel Park, with its playground, outdoor gym and rolling lawns, is just moments away, while Walthamstow Wetlands and Lloyd Park are both walkable - or an even quicker bike ride. Walthamstow Village is

less than a mile away, where you'll find an amazing selection of eateries, including Poke bowl specialists Peeld, top notch restaurant Eat 17, Orford's Fish & Chips and Orford Saloon Tapas Bar. Why not make your new coffee shop the newly opened artisan bakery Suba - just a few minutes away.

As well as having Walthamstow Central station 13 minutes away for easy access to the Victoria line and Overground, Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

-Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow set to open there later this year.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.

-Parents will be pleased to know that there's an abundance of great primary/secondaries in the area.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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Reception Room
10'7" x 12'11"

Reception Room
11'4" x 10'11"

Kitchen
13'7" x 10'0"

Bedroom
14'0" x 11'1"

Bedroom
8'6" x 11'0"



Bathroom
7'10" x 6'7"

Bedroom
12'7" x 15'6"

Shower Room
7'2" x 8'11"

Garden
approx. 33'9"



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