

Total Area: 77.5 m² ... 834 ft²

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.

- Porch
- Reception
14'4" x 12'4"
- Storage
- Kitchen
8'9" x 11'3"
- Bathroom
5'1" x 8'0"
- Lean To
14'5" x 5'9"
- Bedroom
14'4" x 10'7"
- Storage
- Dressing Room
5'1" x 11'3"
- Bedroom
9'1" x 11'3"
- Garden
approx. 23'6" x 15'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHATHAM ROAD, WALTHAMSTOW

Guide Price £550,000 Freehold
3 Bed House - Terraced



Features:

- No Chain
- Close to Blackhorse Road Station
- In Need of Some Modernisation
- 2/3 Bedrooms
- Ground Floor Bathroom
- Rear Garden

Situated in a residential spot close to Blackhorse Road, this 2/3-bedroom home is a great find for anyone keen to exercise a bit of creativity and plan their dream home. As well as having a west-facing rear garden, the home benefits from a spacious layout - and being on the market chain-free. As for the location, this is a fantastic spot, buzzing with amenities and excellent transport links, including access to the Victoria line just 0.5 miles away.

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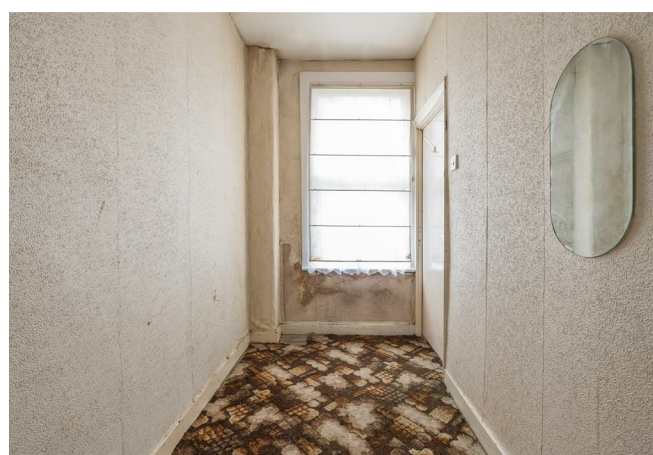
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IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides. You're set up well with the bright front reception room, while the kitchen with adjoining lean-to are well positioned for modernising. Upstairs you'll find a large bedroom at the front, as well as a large space at the rear which could be transformed into either two bedrooms or one bedroom and an additional space which could be used in countless ways. If you love design, you'll have a fun time creating your mood boards and planning your dream home - as this is the perfect blank canvas. At the rear you've got a west-facing garden, which is already full of leafy foliage and will be great spot to relax in when the sun is shining, but you don't have to venture far for more greenery; the fantastic Walthamstow Wetland is only 12 minutes away, while Lloyd Park - home to the William Morris Gallery - is the same distance in the other direction.

As for food and drink-based perks, SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', is nine minutes on foot, while Jaunty Coffee is your new local coffee shop - five mins on foot. You're a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and Big Penny Social, while Tavern on the Hill, a grand old pub given fresh life and the freshest craft beer by the folks from Wild Card Brewery, is also close by.

As for mental and physical stimulation, the impressively designed bouldering studio Yonder is eight mins away. You'll find a similar creative energy at Gnome House and Blackhorse Workshop, two studios where you can sign-up for excellent part-time courses. Make note of all this, but area is constantly evolving an attracting new ventures, so you'll love uncovering your own new gems. No wonder Conde Nast Traveller ranked Blackhorse Road among the UK and Ireland's top destinations to visit in 2024.

And if you need to escape further afield, it's a nine minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour, or hop on the overground, which zips between Gospel Oak and Barking (great for day trips to Hampstead Heath or the Essex seaside). While Blackhorse Road is your nearest tube station, St James Street station is only five minutes further away, where you can also catch the Overground directly to Liverpool Street.

WHAT ELSE?

- Parents will be pleased to learn that you have numerous great primary/secondaries in the area.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.
- It's had a few development delays but the Soho Theatre Walthamstow looks set to finally reopen next year - people are getting excited for a good reason, and it'll be just one mile from your home.



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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