



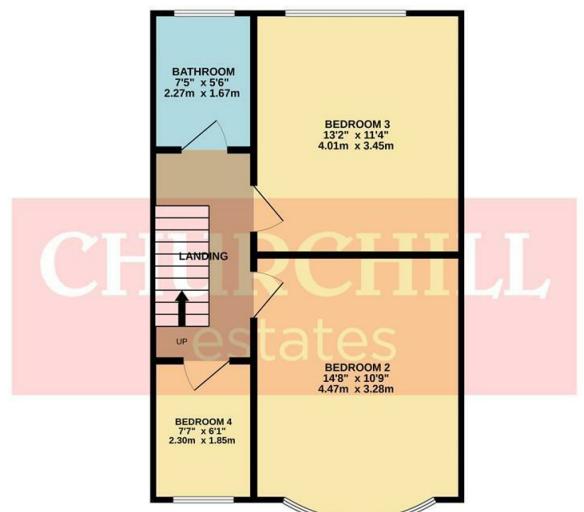
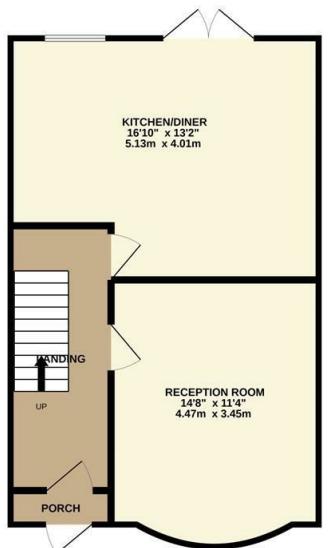
Beautifully presented | Four bedroom terraced | Family home | Located close to Poets Corner Walthamstow Central & Walthamstow Village | Loft converted | Large south west facing garden

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estates

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

2ND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items listed 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



The Agent has not tested any apparatus, equipment and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Tenure FREEHOLD

EPC Rating C72

Council Tax Band D



**Hurst Road, London, E17 3BL**  
**Price Guide £850,000 Freehold**



**CHURCHILL**  
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To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Set within just a short stroll of Walthamstow Central Victoria Line Station, Walthamstow Village and Bell Corner (Poets Corner) is this deceptively spacious loft converted four-bedroom family home with accommodation arranged over three floors. The property still has room for growth with the addition of a ground floor extension (SSTP).

The property has many fine features which includes Bespoke double glazed windows to front ground and first floor with integral locking mechanism, Solid oak floor in the lounge with underfloor insulation, Engineered oak floor with varnish finish in the entrance hall and kitchen, Bespoke Iroko hardwood timbered window and French doors in the kitchen together with Iroko hard wood kitchen surfaces, Bespoke fitted boiler cupboard and shelving.

You are incredibly well-served for local schools, with numerous primary and secondary in a one-mile radius rated 'Good' or better by Ofsted, seven of which qualify as 'Outstanding'. Being so conveniently situated the 'Residents Parking' is a blessing, you can leave the car at home as living here you will be spoilt for choice, having Lloyd Park a short stroll away with its cafes, playground, skate park, courts, outdoor gym and the popular Saturday food market. Likewise there is the choice of yoga, pilates and barre at East of Eden, the Empire cinema, Walthamstow High Street's bustling street market and of course Walthamstow Central Station (for direct twenty minute runs to Oxford Circus and Liverpool Street) you also have Queen's Road Barking to Gospel Oak line close at hand. If that's not enough, you can enjoy a leisurely stroll through to Walthamstow Village with its excellent Pubs, Bars, Restaurants and Gods Own Junkyard.

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