

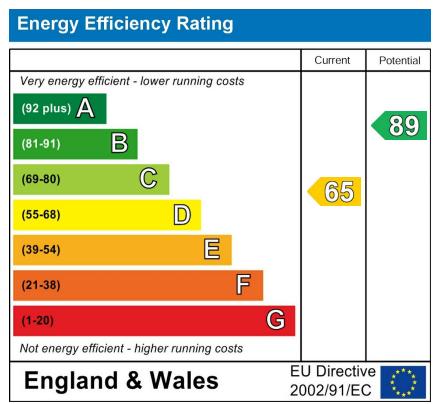
TOTAL FLOOR AREA: 776 sq ft. (72.1 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers are advised to make their own investigations.

Two / three bedroom Victorian built cottage.
Walthamstow Village.

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Eden Road, Walthamstow, E17 9JY
Guide Price £675,000 Freehold



Tenure - Freehold
Council Tax - C
EPC - D 65

The Agent has not tested any apparatus, equipment, fixtures 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.

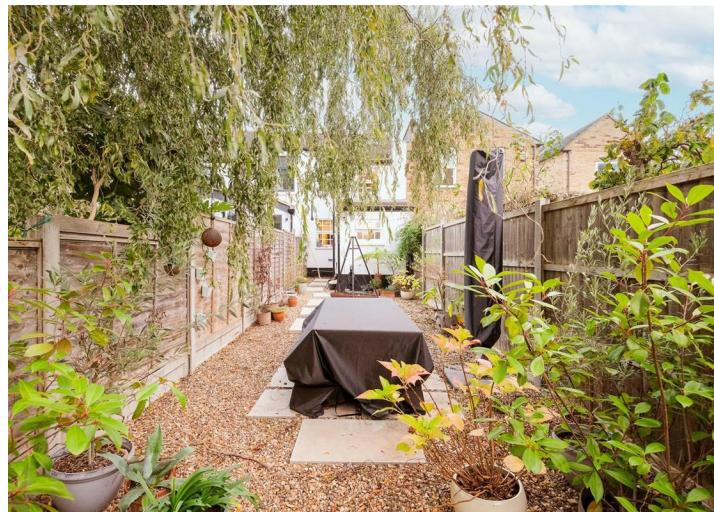
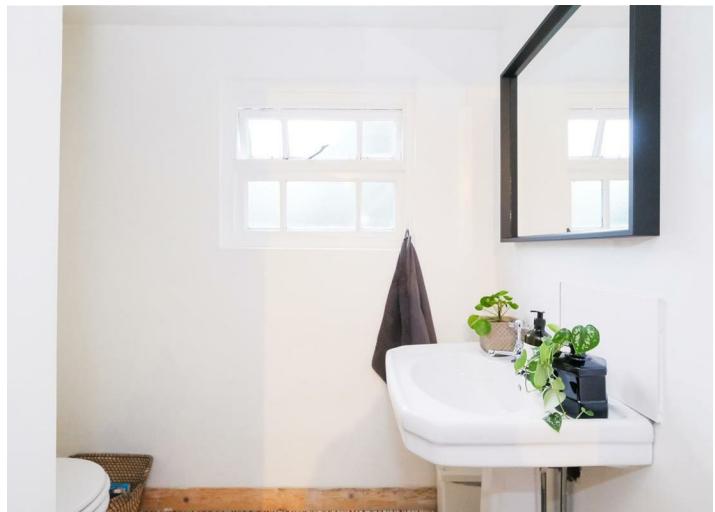
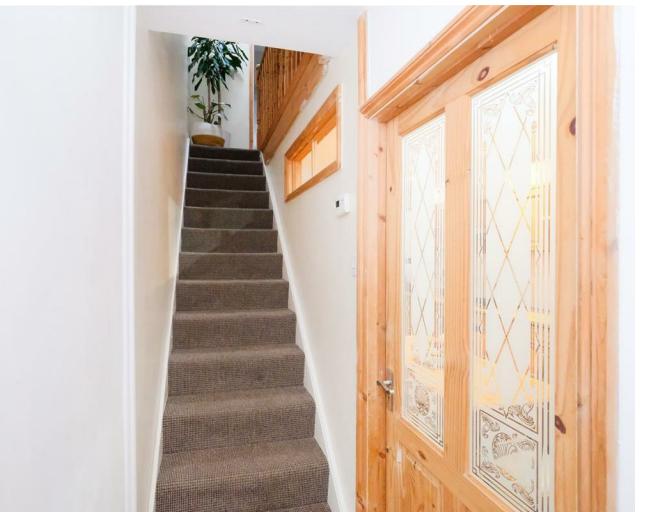
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Guide price £675,000 - £725,000

This two/three bedroom Victorian built cottage is perfectly positioned in the picturesque centre of Walthamstow Village, a stone throw of the cosy and welcoming Castle Pub (somewhere to enjoy an impressive Sunday roast or impromptu end to a busy day when cooking is quite simply not what you want to do) plus the plethora of Restaurants, Cafes and Pubs on Orford Road and surrounding area. Connections are ideal

This charming cottage which currently offers three bedroom accommodation, enjoys an open plan living area, which leads via double doors to the kitchen/diner and access to a separate utility room and ground floor w/c as well as the generous west facing rear garden.

With Walthamstow Central its Victoria Line, Overground and Bus stations not far this property would make the perfect home for anyone looking for either a swift commute into the City or a comfortable calm place to work from home with everything you could possibly need within minutes including Henry Maynard Primary School.

This is a home you could move in and enjoy straight away but also has the potential to improve, such as creating an impressive family bathroom on the first floor plus the addition of a full width side return extension (stpp) to create a spectacular kitchen family room being a couple of obvious one's.

Get in touch with one of our experienced sales team to organise a viewing or to discuss the property further.