

## Walton Road, London E13 9BP

**Guide price £585,000**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING HOME!

Birchills Estate Agents are very pleased to present the sales market this beautiful four bedroom terraced house, within close distance to Upton Park Underground Train Station.

The ground floor of this stunning home boasts two open plan and two separate reception rooms, a fully fitted kitchen/diner and a shower room.

The first floor offers three double bedrooms and a family bathroom.

This property benefits a spacious storage room in the loft with the potential to be a fourth double bedroom subject to planning.

Please call a member of Birchills Team today - we expect this fabulous home to sell very quickly.

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## Entrance Porch

6'7" x 4'10" (2.02 x 1.49)



## Reception 1

24'7" x 11'7" (7.51 x 3.54)



## Entrance Hall

21'9" x 5'0" (6.65 x 1.54)



## Reception 2



## Reception 3

20'9" x 10'6" (6.33 x 3.22)



## Shower Room

8'3" x 4'10" (2.54 x 1.48)



## Reception 4

13'1" x 4'3" (3.99 x 1.30)

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**Kitchen**  
14'6" x 11'1" (4.44 x 3.38)



**Bedroom 4**  
13'5" x 13'8" (4.09 x 4.19)



**Bedroom 1**  
14'4" x 9'9" (4.38 x 2.99)



**Bathroom**  
7'1" x 6'6" (2.16 x 2)



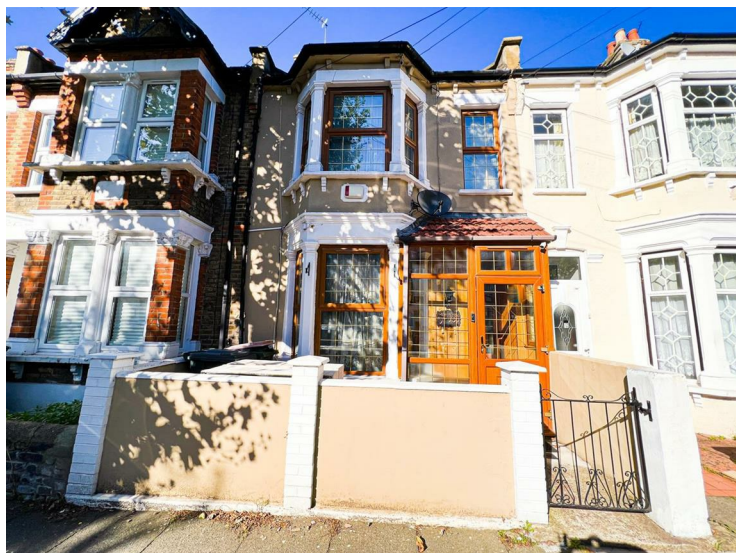
**Bedroom 2**

**Bedroom 3**  
14'11" x 13'4" (4.57 x 4.07)

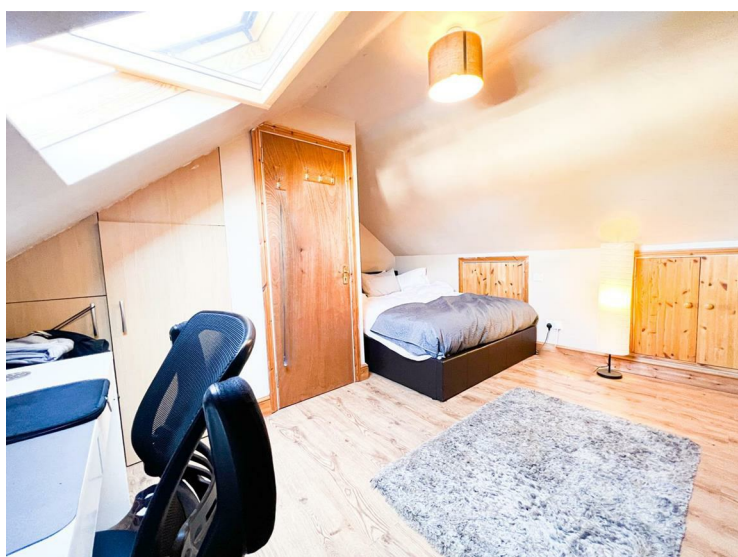
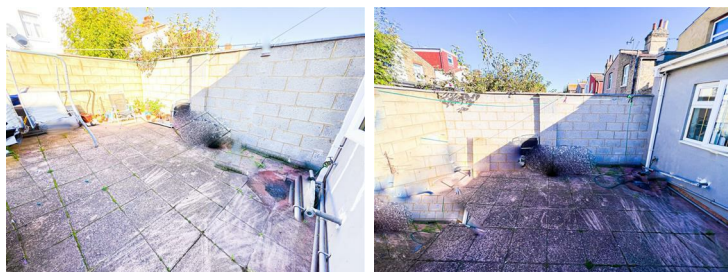


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Front Of House



Garden





Total area: approx. 149.4 sq. metres (1607.8 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Floor Area of any Outbuilding may be included in overall Total. Drawn by SPG. Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

