



Price
£475,000

Freehold

3x  1x  2x 

**Billet Road,
Walthamstow, E17**



Video Tour available



**DOUGLAS
ALLEN**

Helping you move forwards



Main features

- **Spacious terraced house, ideal for a growing family**
- **Generously sized rear garden**
- **No onward chain**
- **Internal modernisation required, perfect for someone looking to put their own stamp on a property**
- **Close to local amenities & good transport links**

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 13'8 x 12'2 (4.17m x 3.71m)
 Dining Room: 11'5 x 10'0 (3.48m x 3.05m)
 Kitchen: 7'5 x 7'3 (2.26m x 2.21m)

FIRST FLOOR

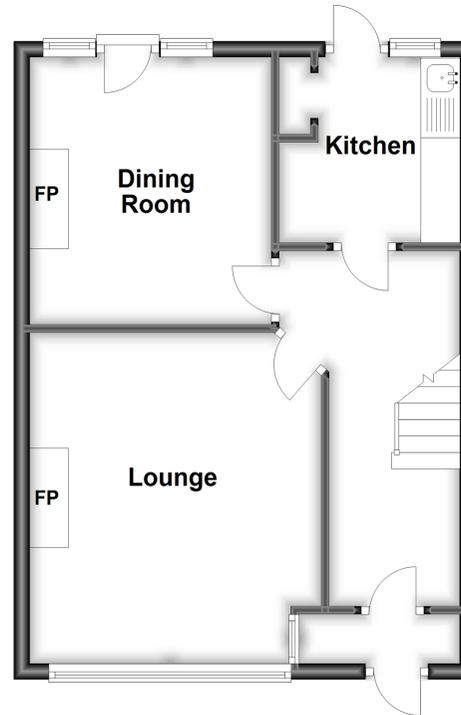
Landing
 Bedroom 1: 13'6 x 11'5 (4.12m x 3.48m)
 Bedroom 2: 11'4 x 11'2 (3.46m x 3.41m)
 Bedroom 3: 8'3 x 6'2 (2.52m x 1.88m)
 Bathroom: 6'5 x 6'1 (1.96m x 1.86m)

OUTSIDE

Front Garden
 Rear Garden

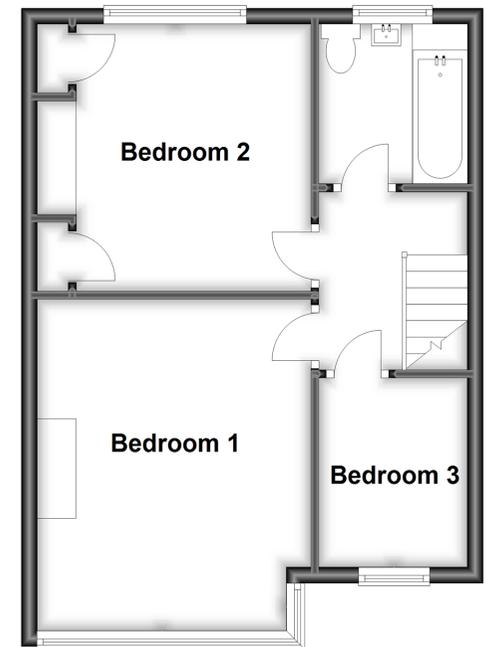
Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Call Walthamstow - 020 8509 0092 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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