



**Price**  
**£625,000**

**Freehold**

3x  2x  2x 

**Farmilo Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- 1930's character terraced family home
- Good condition throughout
- Separate lounge and family area
- Can be extended subject to the grant of planning permission/ building regulations
- Located close to the Jamia Masjid Ghousia ( WFIA) Mossque

## Accommodation

### GROUND FLOOR

Entrance hallway  
 Lounge : 14'8 x 12'0 (4.47m x 3.66m)  
 Family Area : 19'0 x 8'5 (5.80m x 2.57m)  
 Kitchen/ Diner : 18'3 x 9'6 (5.57m x 2.90m)  
 Garden Room : 13'3 x 9'9 (4.04m x 2.97m)  
 Shower Room

### FIRST FLOOR

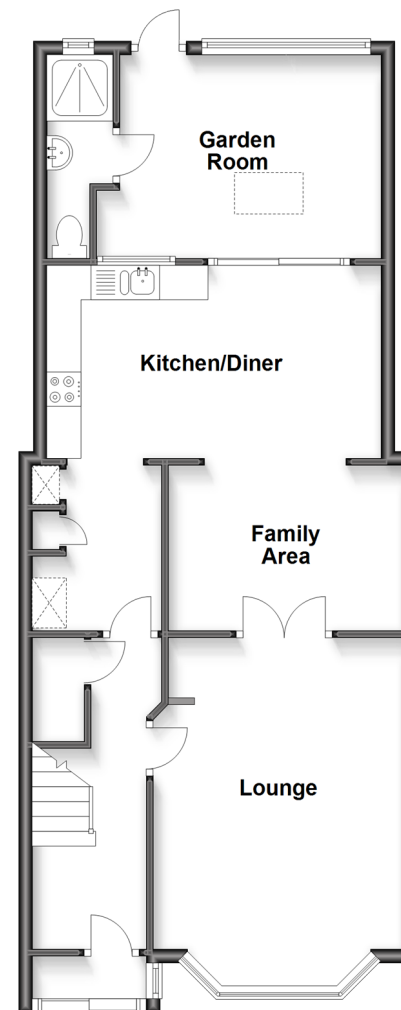
Hallway  
 Bedroom 1 : 13'5 x 11'3 (4.09m x 3.43m)  
 Bedroom 2 : 11'4 x 11'4 (3.46m x 3.46m)  
 Bedroom 3 : 7'8 x 6'1 (2.34m x 1.86m)  
 Bathroom : 8'0 x 6'0 (2.44m x 1.83m)

### OUTSIDE

Front Garden  
 Rear Garden

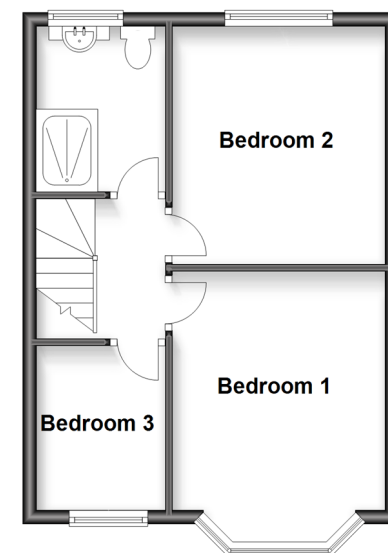
### Ground Floor

Approx. 67.8 sq. metres (729.4 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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