



Price

£875,000

Freehold

4x  1x  2x 

Grove Road, London,
E17



Main features

- **Period family home**
- **Short walk to Walthamstow village**
- **Good sized rear garden**
- **Potential to extend STPP**
- **Close to shops, bars and restaurants in Walthamstow Central**



Nearest Schools

Primary Schools: Henry Maynard Junior School 0.2 miles, Barclay Primary 0.4 miles, St Mary's Walthamstow CofE Voluntary Aided Primary 0.5 miles

Secondary Schools: Belmont Park School 0.1 miles, Walthamstow



Transport Information

Train Stations: Walthamstow Central 0.4 miles, Walthamstow Queens Road 0.5 miles, Wood Street 0.6 miles
Underground Walthamstow Central 0.4 miles, Leytonstone 1.1 miles, Snaresbrook 1.3 miles

Accommodation

GROUND FLOOR

Entrance Hallway
Living Area : 15'6 x 14'6 (4.73m x 4.42m)
Dining Area : 12'7 x 12'0 (3.84m x 3.66m)
Cloakroom : 7'4 x 3'3 (2.24m x 0.99m)
Kitchen : 11'4 x 10'1 (3.46m x 3.08m)
Utility Room : 8'3 x 6'0 (2.52m x 1.83m)
Conservatory : 12'1 x 7'6 (3.69m x 2.29m)

FIRST FLOOR

Hallway
Bedroom 1 : 12'8 x 12'0 (3.86m x 3.66m)
Bedroom 2 : 10'9 x 7'8 (3.28m x 2.34m)
Bedroom 3 : 8'8 x 5'8 (2.64m x 1.73m)

OUTSIDE

Front Garden
Rear Garden

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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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