



**Price**

**£875,000**

**Freehold**

4x  1x  2x 

**Grove Road, London,  
E17**



**DOUGLAS  
ALLEN**

Helping you move forwards





## 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](http://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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