

# McRae's

Tennyson Road, Walthamstow, E17 8PR

Dating From The Late Victorian Era  
Requiring Updating and Modernisation  
Offered With No Onward Chain



**Guide Price £559,995 Freehold**



*An Exciting Restoration Project...  
With Lots of Potential  
To Create A Characterful Home!*

Fronting this popular turning, and offered with vacant possession, a LATE VICTORIAN TERRACE HOUSE requiring modernisation and refurbishment, representing an ideal project with huge potential! The existing accommodation briefly comprises an arched reception porch, entrance hall, open plan lounge dining room with bay to front elevation and kitchen to ground floor, whilst the first floor features two good size bedrooms and a shower room wc. The rear garden is of good size, but would require clearance and landscaping to exploit its undoubted potential.

Tennyson Road is a popular residential turning, close to a good range of local amenities and within walking distance of St James St/ Mainline Station serving London Liverpool St. NO ONWARD CHAIN

### Entrance

Set back behind a low level wall and privet hedge front garden boundary, approached to an arched recess storm porch with wrought iron security gate, tiled step, wood panelled door with glazed top opening to:

### Reception Hall (12' 03" x 2' 09" ) or (3.73m x 0.84m)

There is a radiator to one side, stairs rise to first floor accommodation, panelled ceiling, glazed "Borrowed Light" partition and small pane glazed door opens to:

### Main Reception Room (24' 03" x 10' 07" Max Max x 11' 5" Min) or (7.39m x 3.23m Max x 3.48m Min)

Includes areas of restricted ceiling height into Bay  
A bit open plan reception room, easily divided if required

### Lounge Area

A bay to front elevation with sash windows, radiator to one side, good ceiling height with coved cornice. Open plan to:

### Dining Area

Radiator to one side, good ceiling height with coved cornice, window to rear elevation, useful understairs cupboard. Glazed door to:

### Kitchen (10' 03" x 8' 07" ) or (3.12m x 2.62m)

With some fitted furniture including a single drainer sink unit and shelved cupboard. Windows on two sides and door provides access to the rear garden

### First Floor Accommodation

### Landing(11' 08" x 5' 04" ) or (3.56m x 1.63m)

Split level with Hatch to loft space, access to each bedroom and bathroom leads off



### Bedroom 1(11' 01" x 14' 08" Max Max) or (3.38m x 4.47m Max)

Two sash windows to the front elevation, radiator.

### Bedroom 2(11' 02" x 8' 07" ) or (3.40m x 2.62m)

Window to rear elevation.

### Bathroom(10' 01" x 5' 04" Min Min x 8' 8" Max) or (3.07m x 1.63m Min x 2.64m Max)

Fitted shower cubicle, pedestal wash hand basin, low flush wc, cupboard with a fitted gas boiler, radiator to one side, window to the rear elevation.

### Outside

#### Rear Garden

Requires clearance and landscaping

#### Front Garden

Small retained front garden with privet hedge and gate to front boundary and inset flowerbed.

### Local Authority & Council Tax Band

London Borough of Waltham Forest - Band C

### AGENTS NOTE:

Please note: This is a Controlled Parking Zone (CPZ) Monday 8am-Friday 6.30pm

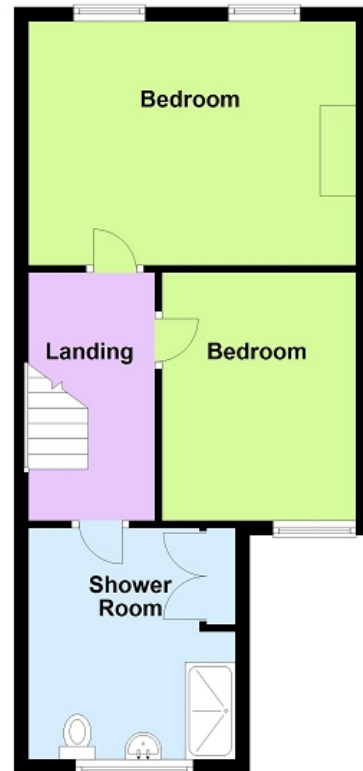




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

