

McRae's

Greville Road, Walthamstow E17 9HG

A Classic Period Terrace House...
Representing a Wonderful Modernisation Project...
Within A Sought After Setting.



Guide Price £725,000 Freehold

Scope To Improve To An Individual Style 3 Decent Bedrooms Plenty of Room To Improve

This attractive "Modernisation Project" occupies a very pleasant tree lined location in a much sought after residential turning, within walking distance of Wood Street Mainline Station connecting with Walthamstow Central, The Victoria line and London Liverpool St. The house itself is surprisingly spacious with a hall, open plan lounge dining room, large kitchen which has been partially divided to create a "Wet Room", whilst the first floor includes 3 good bedrooms together with a bathroom wc. This property, without doubt offers huge scope for careful renovation and potential enlargement subject to the necessary local authority planning permission being granted.

The location is highly desirable, being quite close to Wood Street's popular, and busy high street with its range of individual shops, cafes and facilities meeting everyday needs. Also within walking distance are popular schools, including St Marys Primary School and Henry Maynard Infant and Primary schools.

THERE IS NO ONWARD CHAIN.

Entrance

Set nicely back from this "Leafy" turning, approached across a small front garden into an "Arched " recess porch, tiled step, glazed and wood panel door opening to:

Reception Hall (19' 06" x 5' 0" Max x 3' 6" Min) or (5.94m x 1.52m Max x 1.07m Min)

Typically high ceilings, and a very deep reception hall with stairs rising to first floor accommodation, access to the lounge dining room and kitchen lead off.

Lounge Dining Room (24' 03" Max x 11' 04" Max x 9' 5" Min) or (7.39m Max x 3.45m Max x 2.87m Min)

into Bay
An open plan reception room having a bay to the front elevation providing plenty of width, and a Sash window to the rear.

Kitchen (16' 09" Max x 9' 04" Max x 9' 2" Min) or (5.11m Max x 2.84m Max x 2.79m Min)

"Of good size" (partially separated with stud work forming the wet room). Window to rear and side elevation, understairs storage cupboard, door to garden.

Wet Room & WC (5' 04" x 4' 0") or (1.63m x 1.22m)

Soak away, wc.

First Floor Accommodation

Landing (13' 05" x 5' 07" Max) or (4.09m x 1.70m Max)

"On 2 levels" small hatch to loft space, each bedroom and bathroom leads off.

Bedroom 1 (13' 02" Max x 15' 06" Max) or (4.01m Max x 4.72m Max)

into Bay
into fire breast recess
A sizeable main bedroom with excellent width and a wide bay to the front elevation, which is east facing having an outlook over Greville Road.

Bedroom 2 (10' 04" x 9' 05") or (3.15m x 2.87m)

Sash window to rear, west facing view over gardens.

Bedroom 3 (9' 09" x 8' 04") or (2.97m x 2.54m)

Sash window to rear, west facing view over gardens.





Bathroom (4' 09" x 5' 09") or (1.45m x 1.75m)

Shower cubicle, wc, wash hand basin, window to side elevation.

Outside

Rear Garden

Offering huge potential, and requiring cultivation and landscaping.

Front Garden

Set behind a low level stone wall to the front boundary, with gated access.



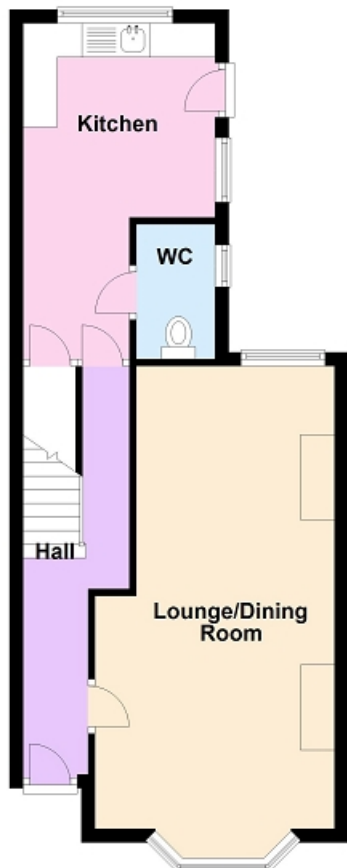
Local Authority & Council Tax Band

London Borough of Waltham Forest
Band D



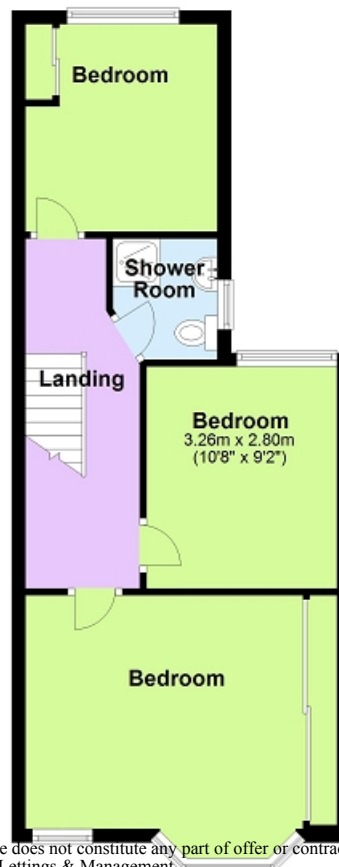
Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	6	
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

