

McRae's

Callis Road, Walthamstow, E17 8PN

"A GROUND FLOOR FLAT...
...WITH A CHARMING INTERIOR & LONG LEASE...
...PLUS IT'S VERY OWN GARDEN SPACE!"



Guide Price £480,000 Leasehold

We are delighted to offer this end of terrace ground floor apartment, featuring a thoughtfully planned layout of accommodation, full of character, with many exposed wood finishes, combined with a practical arrangement of modern fittings! From the reception hall, which is on two levels, there is access to each of the double bedrooms, and a characterful bathroom W.C. The living room, featuring a wood burning stove, is open plan to a superb modern fitted kitchen and from here, there is access onto the properties own private garden space. We understand that the property benefits from an unexpired lease length of 165 years. The location is highly popular, being within walking distance of an excellent range of shopping facilities, a good selection of schools and conveniently placed for local transport links (just a short walk to St James Street Station).

Entrance

Set back from this pleasant, spacious, tree-lined location, a low level wall front boundary, wrought iron gated access, and a tiled path leading to a recess porch, with own entrance door to the property.

Reception Hall (21' 0" x 2' 09") or (6.40m x 0.84m)

On two levels with the bedroom accommodation accessed to the front, living space, bathroom and kitchen to the rear. Exposed wood floors, radiators on two sides, very useful stairway storage/utility cupboard.

Inner Hall (9' 07" x 3' 08") or (2.92m x 1.12m)

Living Room (10' 0" x 13' 08") or (3.05m x 4.17m)

A comfortable cosy family space centred on a feature brick recessed fire breast, Wood overmantel, and inset wood burner stove, exposed wood finishes, window to side elevation, radiator beneath, plenty of space for a table and chairs, worktop & base cupboard divide opens to:

Kitchen (8' 11" x 10' 07") or (2.72m x 3.23m)

Well planned, extremely well fitted, comprising return worktop surfaces, base and eye level units in a smart, modern, matching design, part tiled walls, single bowl sink unit with mixer tap directly under a window to the rear elevation, with aspect of garden. Plumbing and provision for washing machine/dishwasher, integrated gas hob, oven beneath, canopy style extractor fan above, wall cupboard conceals a gas boiler, space for upright fridge freezer, double glazed door to the side elevation provides access directly onto the property's own garden plot.

Bedroom 1 (12' 07" x 12' 07") or (3.84m x 3.84m)

A roomy, characterful main bedroom, lots of natural light flooding in, having a wide bay front elevation, with a nice outlook onto Callis Road. Good ceiling height, period style fireplace and over mantle (not live).

Bedroom 2 (10' 09" x 12' 07") or (3.28m x 3.84m)

Another double size, window to rear elevation, radiator, good ceiling height.

Bathroom (6' 08" x 10' 07") or (2.03m x 3.23m)

A lovely & thoughtfully arranged layout, comprising a fully enclosed separate shower cubicle and fittings, panel bath, pedestal wash hand basin, low level W.C., window to side elevation and part tiled walls.

Rear Garden

A wonderful little sun trap garden area, for ease of maintenance laid out with very presentable Flagstone terracing, to both the side and rear, together with space for a useful garden store.

EPC Rating: D

London Borough Of Waltham Forest Council Tax Band: C

Permit Parking: Mon - Sat From 8am - 6.30pm






Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

