



148 HALE END ROAD

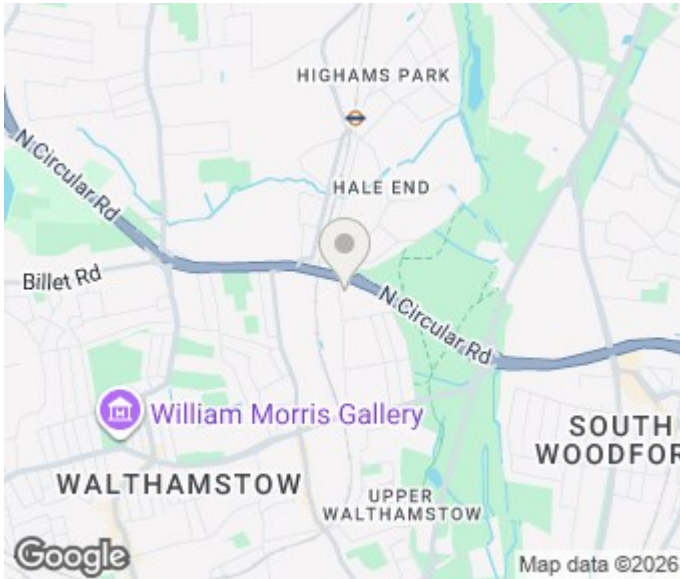
LONDON, E17 4DU

£650,000
FREEHOLD

Internally, the property offers well-balanced and versatile living space throughout. The ground floor comprises a spacious front reception room with a bright and welcoming feel, alongside a separate dining room providing an ideal setting for family meals or entertaining guests. The fitted kitchen offers ample storage and worktop space, with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single room, along with a family bathroom.

Situated on Hale End Road, the property enjoys a highly desirable residential setting in Upper Walthamstow, known for its strong community feel and excellent local amenities. The home is within easy reach of Walthamstow Village, offering a selection of independent cafés, restaurants, and boutique shops, as well as green open spaces including Epping Forest. Transport links are excellent, with nearby stations providing convenient access into central London, making it an ideal location for commuters while retaining a peaceful, neighbourhood atmosphere.

BELLS
ESTATE AGENT



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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