



## Woodlands Gardens, Upper Walthamstow, E17 3PS

Guide Price £550,000

- GUIDE PRICE- £550,000 - £600,000
- Expansion Potential STPC
- Open Plan Kitchen/Diner
- Upper Walthamstow Location
- Chain Free - Three Bedroom Semi Detached
- Off Street Parking
- Situated Within Easy Access To A406 & M11

# Woodlands Gardens, Upper Walthamstow, E17 3PS

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Welcome to this charming semi-detached house located in the Upper Walthamstow Area of London. This property boasts a three bedrooms, an open plan kitchen/diner and good sized rear garden. Offered on a CHAIN FREE basis.

Upon entering, you are greeted by not one, but two inviting reception rooms, offering ample space for a growing family. The kitchen offers a range of units and space for appliances.

With three well-proportioned bedrooms, there is plenty of room for personalisation and comfort. The bathroom offers a rolltop bath and separate shower.

The property offers parking provision for two vehicles and expansion potential STPC.

Located close to all amenities, and transport links this property offers prospective buyers a fantastic home.



Council Tax Band: E



Living Room  
4.95m x 3.91m (16'3" x 12'10")

Kitchen/Dining Room  
5.84m x 3.96m (19'2" x 13')

Hallway

Porch

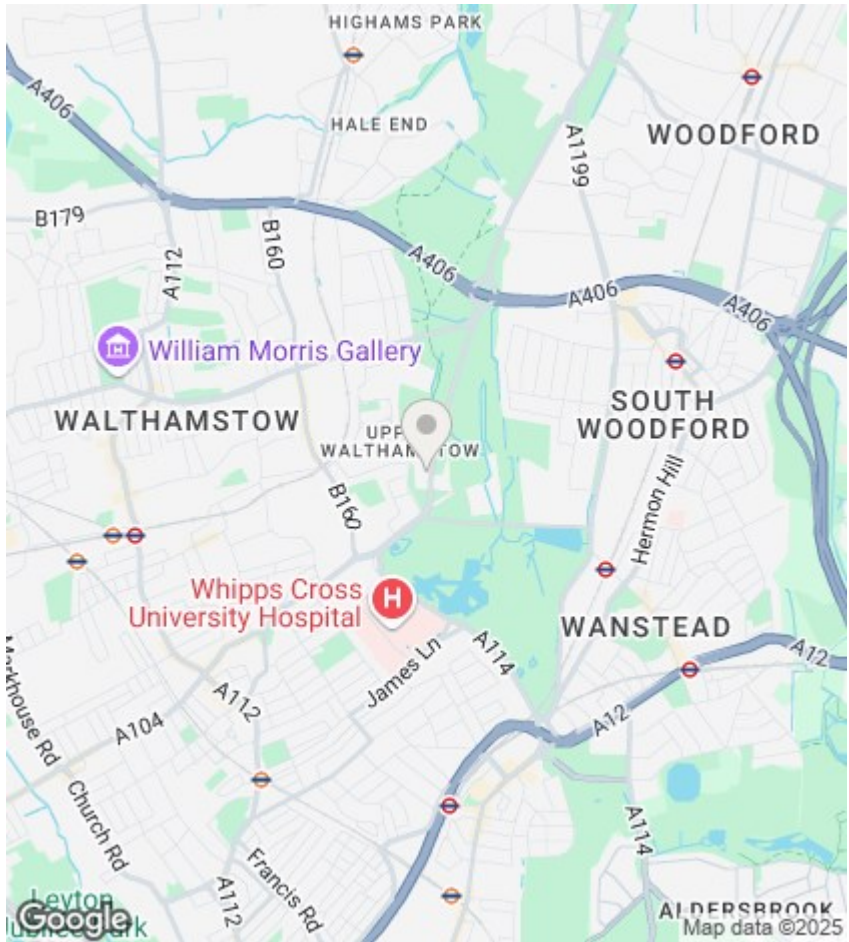
Bedroom One  
4.90m x 3.76m (16'1" x 12'4")


Bedroom Two  
3.96m x 3.40m (13' x 11'2")

Bedroom Three  
3.10m x 2.03m (10'2" x 6'8")

Bathroom  
2.55 x 2.34 (8'4" x 7'8")

Garden  
25.02m x 7.01m (82'1" x 23'0")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>64</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC Rating

D

Council Tax Band

E

Viewings

Viewings by appointment only.  
Call 0203 937 7733 to make an appointment.

