



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

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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

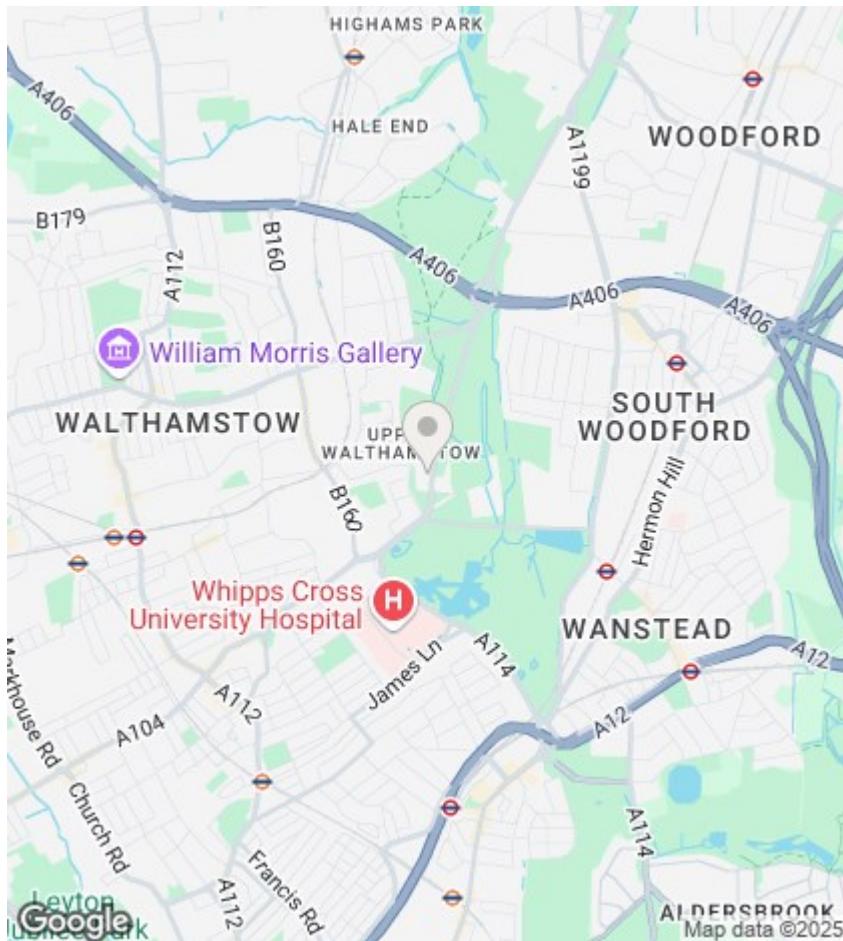
Bedroom One
4.90m x 3.76m (16'1" x 12'4")

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) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

D

Council Tax Band

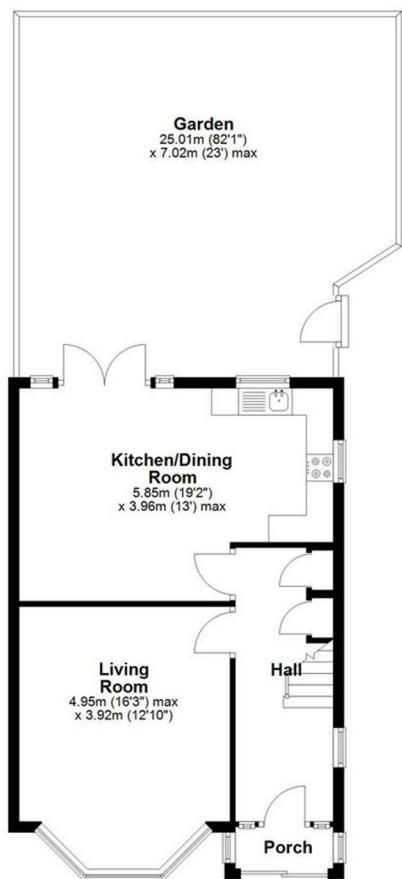
E

Viewings

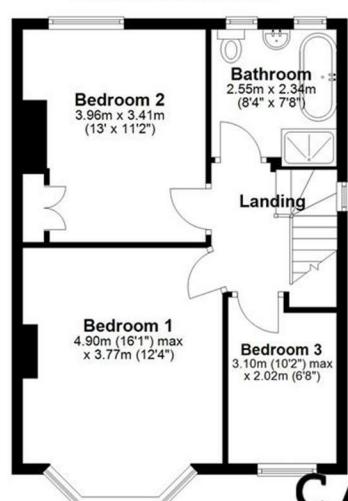
Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor
Approx. 49.3 sq. metres (530.6 sq. feet)



First Floor
Approx. 47.7 sq. metres (512.9 sq. feet)



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