

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

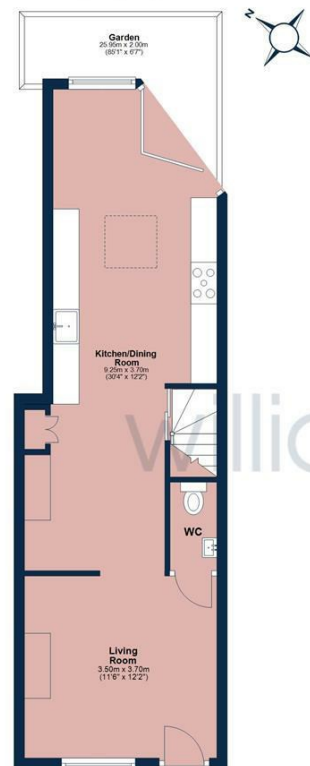
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



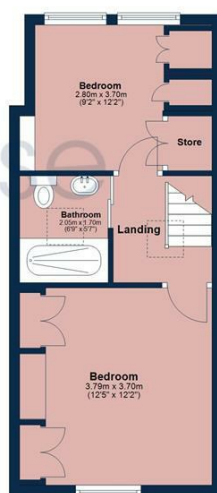
Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet) (excluding Garden)



First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Eden Road



11 Eden Road, London, E17 9JS

Guide Price £875,000

- Walthamstow Village Location
- Two Bedrooms
- Landscaped Garden
- Close to Walthamstow Central Station
- Close to Gods Own Junkyard and Ravenswood Collective
- End Of Terrace Cottage
- Extended Kitchen/Diner
- Stylish Bathroom
- Near Orford Road Shops and Restaurants
- Easy to Cycle to Hollow Pond and Green Spaces

11 Eden Road, London E17 9JS

Stylish two bedroom end of terrace cottage in Eden Road, Walthamstow Village with a modern kitchen extension and a stunning garden.

Nestled in the heart of the ever-popular Walthamstow Village, this charming two-bedroom end-of-terrace cottage offers a wonderful blend of character and contemporary living.

The property has been thoughtfully extended to the rear, creating a bright and spacious kitchen/dining area fitted with a sleek, modern kitchen, high-quality appliances, and ample storage —perfect for both everyday living and entertaining. Natural light floods the space, with views out onto the beautifully landscaped rear garden.

To the front, a cosy reception room provides a welcoming retreat, retaining a sense of period charm. Upstairs, there are two well-proportioned bedrooms along with a stylish family bathroom.

One of the standout features of this home is the generous rear garden, carefully designed to offer a mix of patio and planted areas, ideal for outdoor dining, relaxation, and gardening enthusiasts.

Located just moments from the boutique shops, cafés, and restaurants of Walthamstow Village, as well as excellent transport links and green open spaces, this delightful home is perfectly suited to those seeking village charm within easy reach of central London.



Council Tax Band: C

