

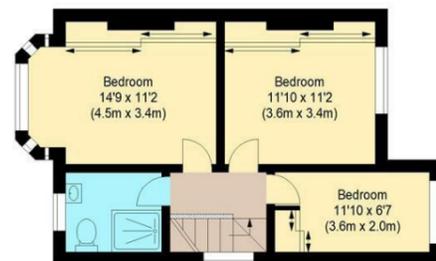
## Directions

## Viewings

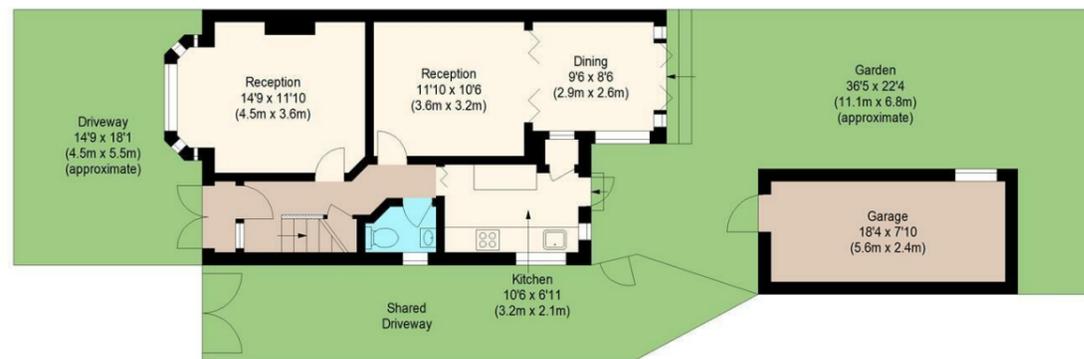
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



First Floor



Ground Floor

william rose

Trevose Road, E17

Approximate Gross Internal Floor Area : 99.84 sq m / 1075 sq ft  
Garage : 13.44 sq m / 145 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 2/7/2025



## 10 Trevose Road, London, E17 4DR

Offers Over £575,000

- Three-bedroom semi-detached family home
- Spacious reception rooms ideal for entertaining
- Separate dining area with access to the rear garden
- Driveway, Side Access and Detached Garage
- Generous rear garden with excellent outdoor space
- Modern family bathroom and convenient ground floor WC
- Excellent transport links via Wood Street & Walthamstow Central
- Within catchment for sought-after local schools
- Close to Lloyd Park and local amenities
- Further Potential to Extend (STPP)

# 10 Trevoze Road, London E17 4DR

A well-presented three-bedroom semi-detached home situated on a quiet residential street in the heart of Walthamstow. This spacious property offers two bright reception rooms, a separate dining area, generous garden, private driveway, garage, and excellent transport links. Ideally located close to Lloyd Park, Walthamstow Wetlands, and highly regarded schools, this home is perfect for families and commuters alike.



Council Tax Band: D



Located on the ever-popular Trevoze Road, this charming three-bedroom semi-detached property offers an excellent opportunity for families and professionals alike, with spacious interiors, off-street parking, and a generous garden, all situated in a sought-after residential pocket of Walthamstow.

The ground floor features two bright reception rooms, perfect for both relaxing and entertaining, along with a dedicated dining area that opens onto the rear garden. The well-proportioned kitchen offers garden views and convenient access to outdoor space and a ground floor guest WC.

Upstairs, the property boasts three bedrooms, two generous doubles and a third bedroom suitable as a single, nursery, or home office. The first floor also benefits from a modern family bathroom.

Externally, the house is set back from the road with a private driveway, and a shared driveway leading to a sizeable garage, ideal for storage or secure parking. The rear garden extends to an impressive size, offering ample space for outdoor dining, play, or further landscaping potential.

Trevoze Road is a peaceful, tree-lined street positioned within the vibrant E17 community. Residents benefit from excellent transport links, with Wood Street Station and Walthamstow Central both nearby, providing swift access to the City and West End via Overground and Victoria Line services.

The property is well-served by local amenities, with independent cafes, shops, and popular markets within easy reach. Nearby Lloyd Park, Walthamstow Wetlands, and Epping Forest provide fantastic green spaces for weekend strolls and outdoor activities.

Families will appreciate the proximity to several highly regarded local schools, including Woodside Primary Academy, St Mary's Primary, and Walthamstow School for Girls, all contributing to the area's strong reputation among parents.

**Property Information / Disclaimer**  
FREEHOLD

EPC Rating: tbc  
Council Tax Band: Waltham Forest D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.