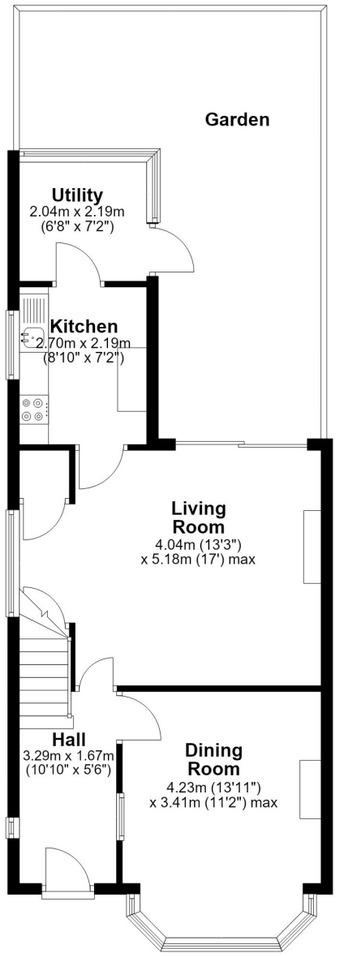
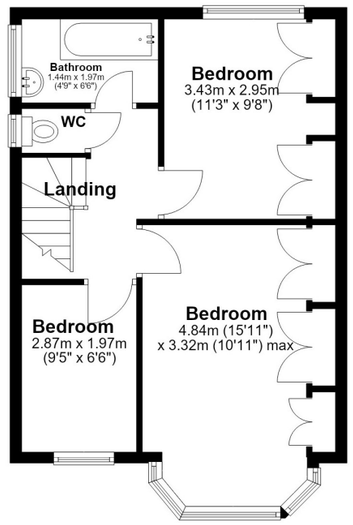
Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)
(excluding Garden)



First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Foresters Drive

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sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Forest Drive, Walthamstow

Offers In Excess Of £775,000 Freehold

- Three bedroom semi-detached home
- In need of some cosmetic improvement
- South/Westerly garden
- Kitchen with separate utility space
- Close to schooling
- Shared drive leading to a detached garage
- Potential to extend (STPP)
- Two reception rooms
- 0.4 Miles from Wood Street Station
- Chain free

11 Woodbine Place, Wanstead, London, E11 2RH
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Forest Drive, Walthamstow

Positioned on a quiet residential road, Petty Son & Prestwich are delighted to offer this three bedroom, semi-detached home with South/Westerly garden and detached garage.

3 | 1 | 2 | D | Council Tax Band: E







Situated on the edge of Walthamstow, this attractive home enjoys a convenient location close to the popular Wood Street area, renowned for its eclectic selection of independent shops, cafés and range of wider amenities.

Wood Street Station is approximately 0.4 miles away, providing regular services into London Liverpool Street, making this an appealing location for commuters, while excellent road connections to the A406, North Circular, providing easy access across London and beyond. Nature lovers are also well catered for, with Hollow Ponds and its surrounding woodland and boating lake located closeby.

Families are well served by a selection of nearby schools, including St Mary's Primary School and Forest School (private), both approximately 0.4 miles away. Henry Maynards Primary School is around 0.5 miles away from the property.

The house would benefit from some cosmetic updating, while retaining a number of attractive period features, including stained-glass windows and original parquet flooring. There is also potential to extend into the loft and to the rear, subject to the necessary planning consents, giving the next owner the opportunity to create a substantial family home.

The ground floor comprises two reception rooms. To the front is a welcoming dining room featuring parquet flooring, while the rear sitting room benefits from a stained-glass window and sliding doors opening directly onto the garden. A bright, kitchen leads from the dining room, complemented by a separate utility room providing additional space for larger household appliances.

On the first floor are two generous double bedrooms, both benefiting from a full wall of floor-to-ceiling built-in storage, together with a smaller single bedroom. A family bathroom is positioned alongside a separate WC.

To the rear, the garden enjoys a desirable south-westerly aspect and is mainly laid to lawn and patio, with a raised flowerbed to one side and a detached garage positioned alongside the other. A door from the garage opens directly onto the garden, while a shared driveway leads to the main garage door, offering useful additional storage.

The property is offered to the market with no onward chain, providing the opportunity for a straightforward and potentially quicker move.

EPC Rating: D60
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Dining Room
13'11" x 11'2"

Reception Room
13'3" x 16'12"

Kitchen
8'10" x 7'2"

Bedroom
15'11" x 10'11"

Bedroom
11'3" x 9'8"

Bedroom
9'5" x 6'6"