Morland Road, Walthamstow, London, E17

DIMENSIONS

Entrance
Via front door leading into:

Entrance Hallway
Staircase leading to first floor, Access to reception room & kitchen.

Reception Room
26'11 x 9'11

Kitchen
6'2 x 6'11

First Floor Landing
Doors to all first floor rooms.

Bedroom One
13'8 x 9'11

Bedroom Two
13'0 x 8'10

Bedroom Three
6'8 x 4'11

First Floor Bathroom

Rear Garden
39'4 x 15'11

FLOORPLAN

EPC CHART

Guide Price £550,000

• Victorian Mid Terrace House
• Three Bedrooms
• Through Lounge
• Close Proximity To High Street Amenities
• Walthamstow Marshes Nearby
• 0.4m Walk To St James Street Station
• 0.6m Walk To Blackhorse Road Tube Station
• Approx 39'4 x 15'11 Rear Garden
• No Onward Chain
• 794 Sq Ft (73.8 Sq M)

This imposing, mid terraced house on Morland Road offers the opportunity to design and create your dream home to your own precise specifications. With just shy of 800 square feet of internal space with which to play with, this is a spacious blank canvas upon which to bring your plans into reality.

The ground floor come in at a shade under 400 square feet, with the principle space being the 26 foot long, dual aspect through lounge. Once renovated, this will afford plenty of space both to relax and dine. The other room on this floor is the galley style kitchen, which subject to the usual consents and permissions we feel could easily be merged with the lounge diner by removal of a wall.

Alternatively you could add a sizeable extension across the back of the property, to create a fantastic, open plan family space...

FOR SALE

40 Orford Road, Walthamstow, London E17 9NJ

info@estates17.co.uk  020 8520 9300  www.estates17.co.uk

ESTATES 17

You may download, store and use the material for your own personal use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or include the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner’s copyright must remain on all reproductions of material taken from this website.
Morland Road, Walthamstow, London, E17

...Upstairs, the space is divided between three bedrooms (two of them doubles) and the family bathroom. Again, we feel there is scope to extend, this time upwards into the loft, subject to the usual permissions.

Outside there is a decent sized garden, mostly laid to lawn.

This really is a property that, with a little imagination, could be made into a truly wonderful family home.

Perched just off Coppermill Lane, and thus perfectly positioned for the commute into town via St James Street or Blackhorse Road stations, the location of this house is pretty nigh on perfect. It's just a short walk down Coppermill Lane to the Marshes, Walthamstow Wetlands (Europe’s largest urban wetland) and beyond - perfect for exercising any canine companions, or perhaps more accurately for them to exercise you! Head in the other direction and you will find this part of E17 is changing daily. Whether it be cafes and shops at the end of the market (check out the retail outlets and eateries of the crate park by St James Street station) or art and design spaces like Gnome House, Switchboard Studios and Blackhorse Workshop springing up around Blackhorse Road. Add to that the dozens of bars and restaurants within easy walking distance (try the Sunday roast at The Chequers – it's amazing!) and you’ll agree with us – this part of E17 really does have it all...