



0208 520 0033
helloe17@central-
estates.co.uk

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Blackhorse Lane Walthamstow E17 6HJ

Terraced Freehold House
OIEO £625,000





0.5 Miles



1



Garden



3



Permit Parking



2

This charming three-bedroom, brick-fronted period home spans 871 sq. ft. and offers both character and modern convenience. Stepping inside, you'll find two inviting reception rooms with elegant hardwood floors, perfect for entertaining or unwinding after a long day. Just beyond, the fully fitted kitchen at the rear is a dream for home chefs, providing a welcoming space to cook up a storm. Upstairs, the bay-fronted master bedroom features bespoke fitted wardrobes, offering both style and storage. Two additional double bedrooms provide ample space for family, guests, or a home office, all complemented by a luxurious family bathroom. The property also benefits from a large loft, where many homes on the street have successfully converted the space into two further bedrooms and an additional bathroom - unlocking even more potential (STPP). Outside, the 30ft rear garden has been a beloved spot for entertaining over the years, whether hosting summer barbecues or enjoying peaceful mornings with a coffee in hand.

Location-wise, this home is just half a mile from Blackhorse Road station, offering fast connections via the Victoria Line and Overground. The area has flourished with the Blackhorse Lane redevelopment, now home to the vibrant Beer Mile, featuring an eclectic mix of microbreweries, bars, pop-up street food, and live music. A local favourite, The Tavern on the Hill, is renowned for its legendary Sunday roasts. For families, this home is within the catchment of the highly sought-after Hillyfield Primary School (0.2 miles away), making it a fantastic choice for those looking to settle down in a thriving and well-connected community. With great extension potential (STPP) and a prime location, this period home is the perfect blend of charm, comfort, and opportunity.

Features

- Approx. 871 sq. ft.
- Three Bedrooms
- Fantastic Family Home
- Potential to Extend (STPP)
- Two Reception Rooms
- First Floor Bathroom
- Close to Tube

Ratings

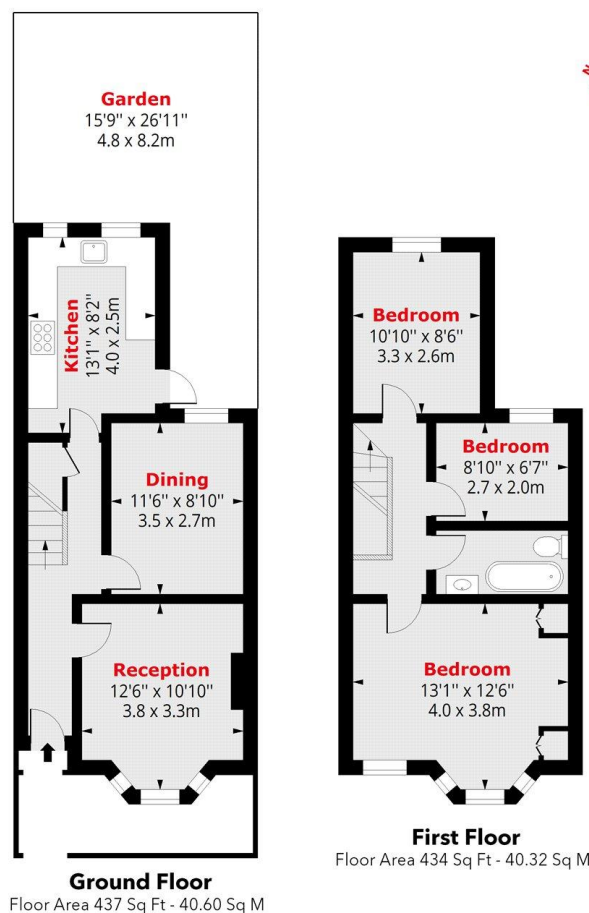
Energy Efficiency Rating **70**
Council Tax Band **C**

Floor Plans



Blackhorse Lane, E17

Approx. Gross Internal Area 871 Sq Ft - 80.92 Sq M



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.

lpaplus.com

Date: 11/2/21