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Blackhorse Lane
Walthamstow E17 5QH

Terraced Freehold House

OIEO £625,000









Offered with no onward chain, this inviting three-bedroom Victorian house on Blackhorse Lane combines bright, well-proportioned interiors with a rear garden extending to approximately 55ft. With around 932 sq. ft. of accommodation and potential to extend, it is a lovely opportunity for buyers seeking a home to enjoy now and adapt as their needs grow. Behind the attractive bay-fronted exterior, the ground floor offers a welcoming reception room with a feature fireplace, a generous bay window and hard wood flooring that continues through to the adjoining dining room. The open connection between these spaces creates an easy flow, with plenty of room for relaxed evenings and gathering around the dining table with family and friends. To the rear, the modern fitted kitchen features sleek white cabinetry, contrasting worktops and a built-in oven and hob. A door opens onto the garden, while a separate ground-floor WC adds everyday convenience. Upstairs, the principal bedroom spans the front of the house, with a bay window bringing in plenty of natural light. Two further bedrooms provide flexibility for family life, guests or working from home, alongside a first-floor family bathroom with a bath and overhead shower. The approximately 55ft rear garden offers a paved seating area leading onto a long lawn, providing a wonderful setting for summer meals, children's play or simply enjoying some time outdoors. There is also exciting scope to extend to the rear and convert the loft, potentially creating two additional bedrooms, one with an en suite (STPP). With its appealing character, generous garden and room to grow, this is a home with plenty to look forward to.

Situated on Blackhorse Lane, close to Worcester Road, this home is well placed to enjoy the green spaces, creative venues and transport connections that make this corner of Walthamstow so appealing. Blackhorse Road station provides access to the Victoria line and London Overground's Suffragette line, while the nearby 158 bus stops offer a convenient connection to the station. Higham Hill Park is a lovely local asset, with open green space, a café, children's play areas and tennis and basketball courts. For longer weekend walks and a welcome escape into nature, Walthamstow Wetlands offers expansive reservoir views, wildlife spotting and an Engine House café. There is plenty to enjoy socially, too, with the Blackhorse Beer Mile bringing together some of the area's best-known independent venues. Nearby favourites include Signature Brew and Big Penny Social, where food, live music, markets and family events provide plenty of reasons to stay local. Families will appreciate the proximity to Whittingham Primary Academy and Hillyfield Primary Academy.

Features

- Approx. 932 Sq. Ft
- Three Bedroom House
- Modern Fitted Kitchen
- First Floor Family Bathroom
- 55ft Rear Garden
- Potential to Extend (STPP)
- No Onward Chain

Ratings

Energy Efficiency Rating	**69**
Council Tax Band	**C**

0.7 Miles

1

Garden

3

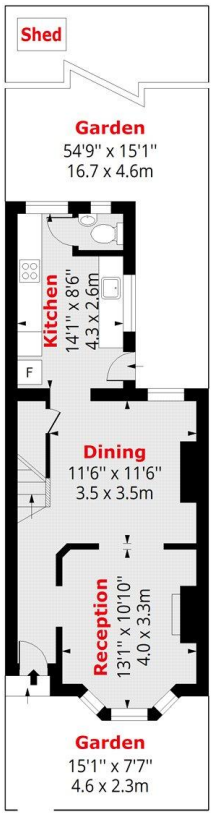
Permit Parking

1

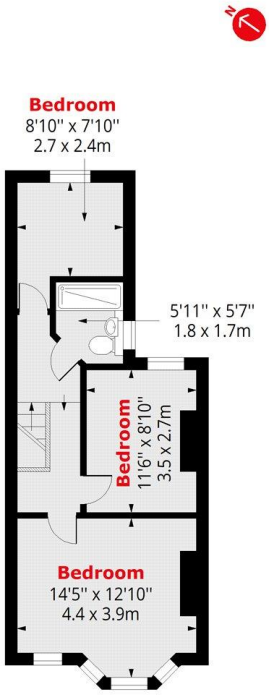
Floor Plans

Blackhorse Lane E17

Approx. Gross Internal Area 932 Sq Ft - 86.58 Sq M



Ground Floor
Floor Area 463 Sq Ft - 43.01 Sq M



First Floor
Floor Area 469 Sq Ft - 43.57 Sq M

Certified Property Measurer

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.

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Date: 28/10/20