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Higham Place
Walthamstow E17 6DD

Terraced Freehold House

OIEO £450,000









Tucked away on a quiet turning close to the Tube, this welcoming two double bedroom house offers approximately 782 sq. ft. of well-proportioned living space and a private rear garden. Offered with no onward chain, it's a lovely choice for first-time buyers or anyone looking for a comfortable home with room to make their own. The entrance hallway leads through to a generous reception/dining room, spanning the full width of the house at the rear. There's plenty of space for comfortable seating and a family dining table, making this an inviting setting for everything from relaxed evenings to gathering friends for dinner. A fireplace provides a focal point, while broad windows and glazed double doors bring in natural light and connect the room directly to the garden. Set separately at the front, the modern fitted kitchen makes good use of its space, with ample cabinetry and worktop space, a built-in oven and gas hob, and a window above the sink. The ground-floor bathroom is accessed from the hallway and includes a bath with overhead shower, a washbasin with storage beneath and a WC. Upstairs, both bedrooms are generous doubles with fitted wardrobes. The larger room stretches across the rear of the house, with two windows overlooking the garden, while the front bedroom also benefits from excellent storage and a wide window that gives it a bright, airy feel. Outside, the rear garden measures approximately 19ft and is predominantly paved for easy upkeep, with planting borders adding greenery and space for pots. A covered terrace immediately outside the reception room creates a sheltered spot for seating, while the wider patio offers room for outdoor dining and enjoying a morning coffee.

Location? Utter perfection. Nestled in the sweet spot between Walthamstow's best: to the north, Lloyd Park and the buzzing Blackhorse Lane redevelopment; to the south-west, St. James Street and the glorious Wetlands; and just minutes from the fast links of Blackhorse Road (Victoria Line and Overground). Practically on your doorstep, the Blackhorse Beer Mile invites you to explore a string of independent craft breweries and small venues. And if beer isn't your style, you'll even find a local winery tucked in among them. Families will be reassured to know that there are sixteen Ofsted-rated 'Outstanding' and 'Good' schools within a mile of your new home, plenty of choice for every stage of education.

Features

- Approx. 782 Sq. Ft
- Two Double Bedroom House
- Modern Fitted Kitchen
- Large Reception/Dining Room
- No Onward Chain
- Quiet Turning
- Close to Tube

Ratings

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

0.7 Miles

1

Garden

2

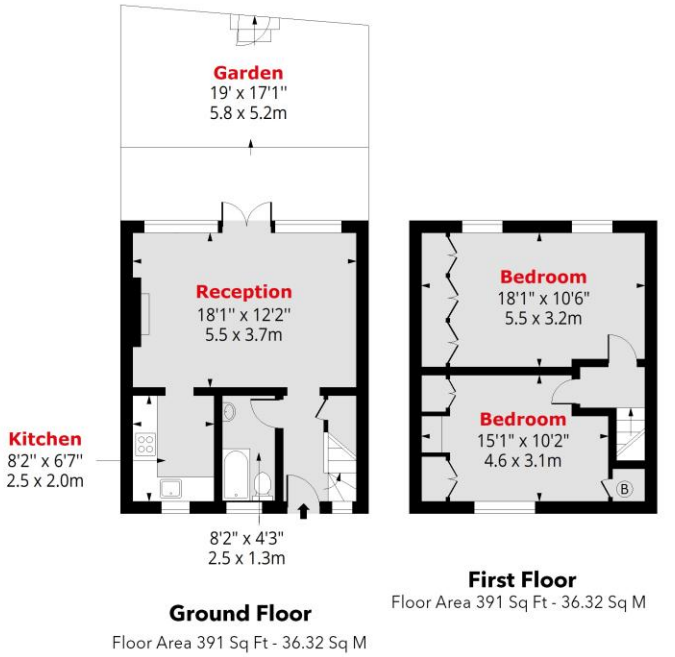
Permit Parking

1

Floor Plans

Higham Place E17

Approx. Gross Internal Area 782 Sq Ft - 72.65 Sq M



Ground Floor

Floor Area 391 Sq Ft - 36.32 Sq M

First Floor

Floor Area 391 Sq Ft - 36.32 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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