



Boundary Road, Walthamstow E17 8NG

Guide price £750,000

Explore This Charming 8-Bedroom Residence with Birchills Estate Agents!

Nestled in the heart of Walthamstow E17, Birchills Estate Agents proudly present this delightful 8-bedroom house, just a short stroll away from both St James Street and Overground Train Stations.

The ground floor welcomes you with a spacious modern kitchen featuring a breakfast room, alongside a downstairs double bedroom, a single bedroom, two separate shower rooms, and a through lounge offering ample space for relaxation.

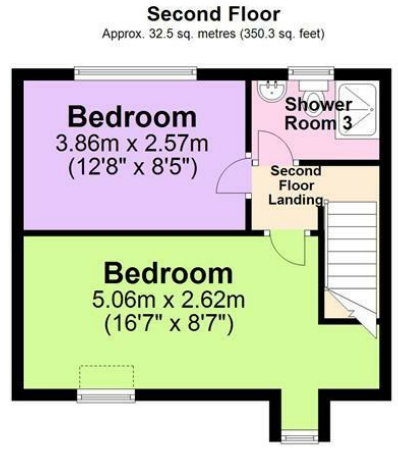
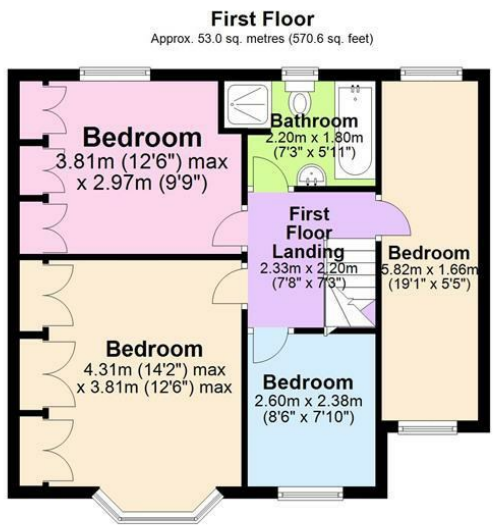
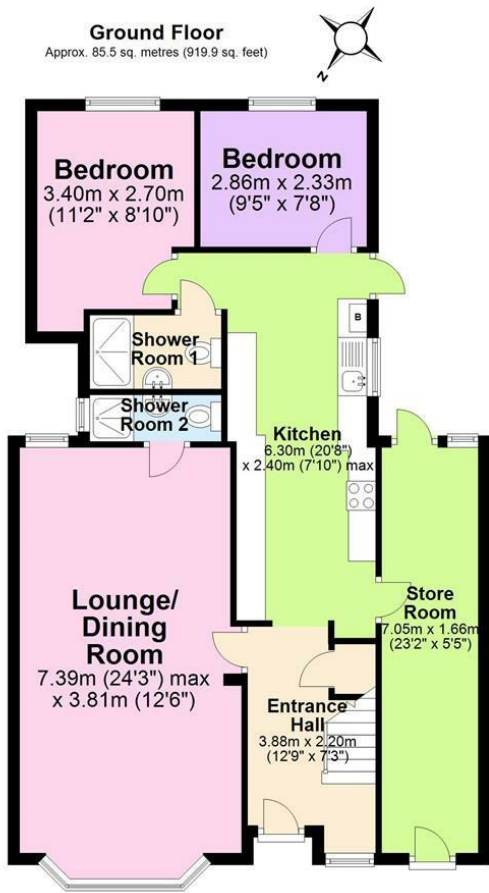
Ascending to the first floor, you'll find three double bedrooms, a single bedroom, and a family bathroom complete with a separate shower cubicle for added convenience.

On the second floor awaits two more double bedrooms and an additional separate shower room, providing flexible accommodation options.

Outside, a meticulously maintained low-maintenance garden awaits at the rear, while off-street parking for one car greets you at the front. Residents also benefit from additional permit parking on the surrounding roads.

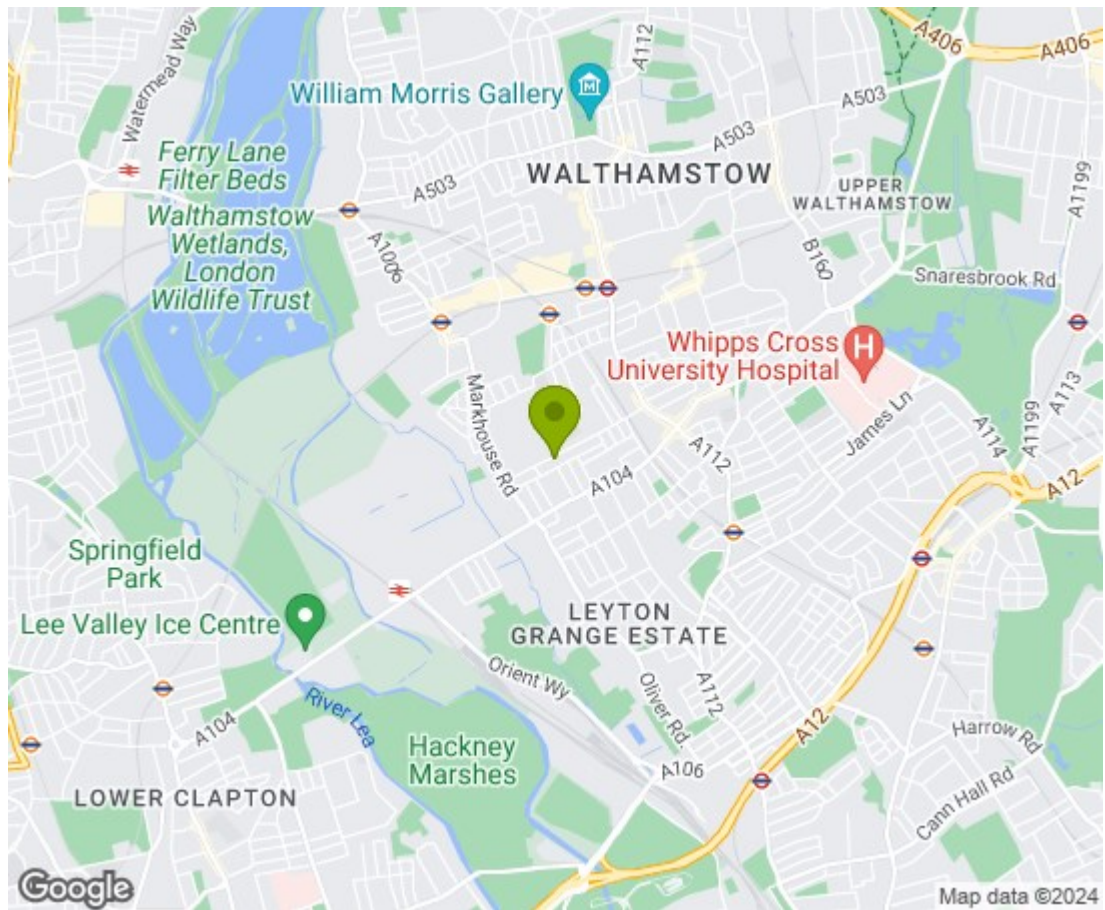
Don't delay - contact a member of the Birchills Team today to secure your early viewing. With such a fantastic home on offer, we anticipate swift interest!

Boundary Road, Walthamstow E17 8NG



Total area: approx. 171.0 sq. metres (1840.8 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Drawn by SPG. Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 74 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | Current | Potential |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | 70 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 38 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | Current | Potential |

