

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are delighted to offer for sale this mid-terrace family home situated close to local shops, restaurants, bars and transport links. The accommodation comprises of a spacious lounge, modern fitted kitchen/diner, utility room, three bedrooms, modern fitted bathroom, gas central heating, double glazing and garden to the rear.

EPC: C70



**Jacqueline Villas,
Shernhall Street,
Walthamstow, E17**

£524,300 Freehold

Hallway:

Entrance via double glazed porch with double glazed front door leading to hallway, wood effect flooring, stairs to first floor, power point, understairs storage cupboard, radiator, doors to:

Lounge: 4.74m (15'7) into bay window x 3.49m (11'5):

Five light double glazed splay bay window to front, radiator, power points, wood effect flooring.

Kitchen/Diner: 3.98m (13'1) x 3.32m (10'11):

Double glazed French doors to rear, one bowl stainless steel sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, integrated electric oven with four burner gas hob and stainless steel cooker hood over, radiator, power points, vinyl flooring, wall mounted gas fired combination boiler.

Utility Room: 3.12m (10'3) x 1.78m (5'10):

Double glazed window and door to rear, work surface, space and plumbing for washing machine and dishwasher, power points, wood effect flooring, power points, storage area, radiator.

First Floor Landing:

Loft access, doors to:

Bedroom One: 4.74m (15'7) into bay window x 3.34m (10'11):

Five light double glazed splay bay window to front, power points, radiator, wood effect flooring.

Bedroom Two: 3.98m (13'1) x 3.34m (10'11):

Double glazed window to rear, power points, wood effect flooring, radiator.

Bedroom Three: 3.46m (11'4) x 1.78m (5'10):

Double glazed oriel bay window to front, radiator, wood effect flooring, power points.

Family Bathroom: 2.78m (9'1) x 1.78 (5'10):

Frosted double glazed window to rear, low level wc, vanity wash hand basin with chrome mixer tap and storage below, panelled bath unit with chrome mixer tap and built-in shower over with shower screen, chrome heated towel rail, tiled walls, tiled flooring.

Garden to rear

Total Approx. Floor Area (84.3 SQ.M.) 908 SQ.FT.



GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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