



BLUEPRINTS & CO.
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



Forest Road

London, E17 4BP

Offers in excess of £475,000



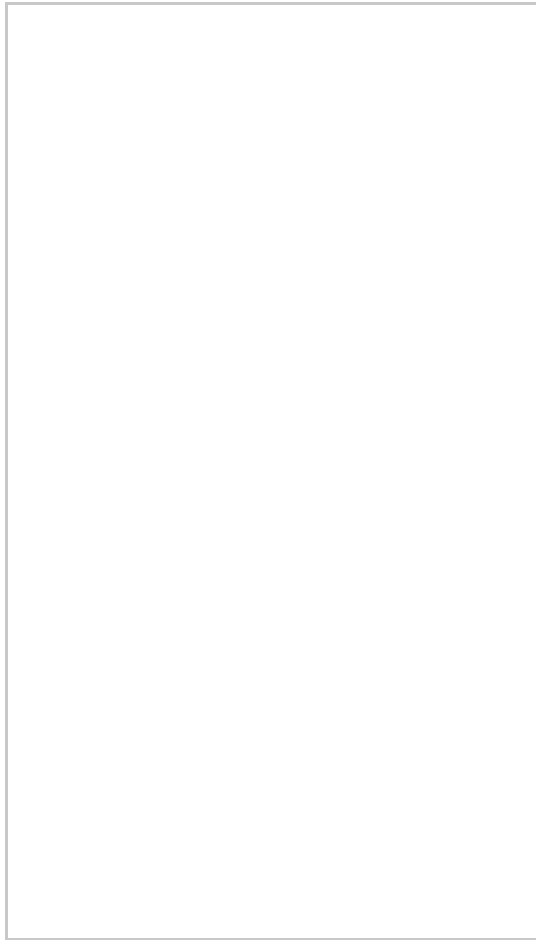
Blueprints & Co Properties are proud to present this three bedroom terraced property. The property consists of a large through-lounge, a fully fitted kitchen. The ground floor consists of a 2 piece bathroom. The property also benefits from a 30ft rear garden with a single storey extension. On the first floor the property consists of two double bedrooms, a single bedroom, and a decent sized family bathroom. There is also loft access with the potential to convert to make a large fourth room and en suite. The property is situated in the popular location of Upper Walthamstow. This benefits from easy access to the North Circular as well as quiet bridle paths accessible via Beacontree Common. Wood Street Station is approximately half a mile walk which gives access to London Liverpool Street Station within 25 minutes. This is an ideal family home so do not miss your opportunity to view this asap.



Area Map



Floor Plans



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.