



Kitchen  
7'10" x 7'0"

Reception Room  
21'5" x 13'3"

Bedroom  
10'7" x 10'3"

Bedroom  
13'3" x 10'7"

Garden  
26'2"

Total Area: 64.8 m<sup>2</sup> ... 697 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Current	Potential
70	87

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



## GOLDSMITH ROAD, WALTHAMSTOW Offers In Excess Of £625,000 Freehold 2 Bed House - Mid Terrace



### Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- South Facing Rear Garden
- Close to Walthamstow Wetlands
- Walking Distance to Blackhorse Road Station

A lovely two bedroom Victorian mid-terrace home in a prime spot moments from the glorious Walthamstow Wetlands and a short distance from Blackhorse Road for all of your transport needs. This beautiful house is immaculately presented and full of charm, with designer flourishes throughout including stunning reclaimed wooden flooring and a large rear garden. You are moving into a wonderful community here, with the vibrant network of taprooms and breweries this area boasts a mere hop skip and jump away.

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#### IF YOU LIVED HERE...

This home enjoys an impressive sense of light and space thanks to the open plan design on the ground floor. The reception room down here comes in at an impressive 285 sq ft, with a large bay window and immaculate white walls that bounce the light around. Clever designer touches in here ensure that space is maximised, including ceiling spotlights and an open staircase. Also on this floor you find the family bathroom, featuring stylish crittal shower screen to your large walk-in shower and terrazzo floor tiles. The kitchen is excellently appointed, with chic green floor and wall units, integrated gas hob and marble countertops. Gorgeous wooden floor sweeps throughout this whole house, creating an aesthetic harmony. Upstairs you have two double bedrooms, both are generously sized and bright and fresh. This great home is completed by the charming rear garden, with a mature lawn and flower beds with lovely shrubs and bushes.

Out and about and as mentioned you are on the doorstep of the infamous 'Blackhorse Beer Mile'. There is a lot more to offer

there than just beer, with regular comedy nights, music and community events all happening in the various taprooms and breweries on this vibrant strip. You are also super close to Yonder, an indoor climbing centre with yoga studios and co-working space. It's a great spot for home-working.

#### WHAT ELSE?

- The network of reservoirs that lead to Walthamstow Wetlands are basically on your doorstep. The Wetlands is a 211 hectare nature reserve and community space that hosts regular talks and activities and a wonderful resource to have close by.
- Parents will be happy to learn of the wealth of excellent nurseries and schools in the area for children of all ages, of note are the Ofsted Outstanding Eden Girls School and local favourite Hillyfields Primary.
- Tavern on the Hill recently made headlines for its Caribbean inspired roast served up by kitchen residents Jamshack. This in part led to it being crowned 6th in the top 10 pubs in London by Time Out, and the bonus is that it's a mere 6 minute walk from your door; just make sure you book to avoid disappointment!



#### A WORD FROM THE OWNER...

"We have Absolutely loved our time living in Walthamstow. Feeling like your are outside London, with regular runs/walks through the wetlands & canals through East London. Becoming a regular at the wild grains bakery, the best cinnamon buns in London!

The Blackhorse beer mile never disappoints, with 'pretty decent' bringing the best beers and pizzas in the area. Just around the corner, Slowburn is a regular for when having guests in the area! a very unique restaurant in a denim factory with outrageously good food. If the weather is kind, a Saturday can consist of a nice walk to Lloyds Park Market or head down to Walthamstow village."

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