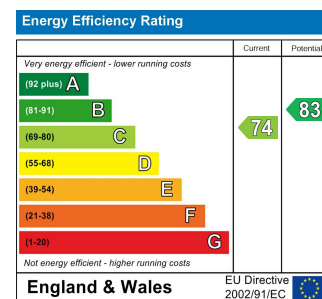


Total Area: 141.6 m<sup>2</sup> ... 1525 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



## CAMPBELL ROAD, WALTHAMSTOW

### Offers In Excess Of £1,100,000 Freehold

### 4 Bed House - Terraced



#### Features:

- Four Bedroom House
- 1920's Terrace
- Loft Converted
- Master Bedroom with En-Suite
- Kitchen/Diner
- Close to Walthamstow Central
- Outdoor Kitchen/BBQ area
- Landscaped Rear Garden

A beautiful four bedroom, two bathroom home in the heart of Walthamstow. With over 1500 square feet of exquisitely realised living space across three floors, this is a remarkable home with period and modern features in perfect harmony.

You really do have it all here. You'll be on a quiet turning that is only a short stroll from everything the local area has to offer, and your commute to central London could be less than half an hour door to door. The rooms are generously proportioned and thoughtfully refurbished, all finished in a bold yet subtle colour palette. Outstanding from gorgeous garden to luxuriant loft suite.

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E18 & IG8  
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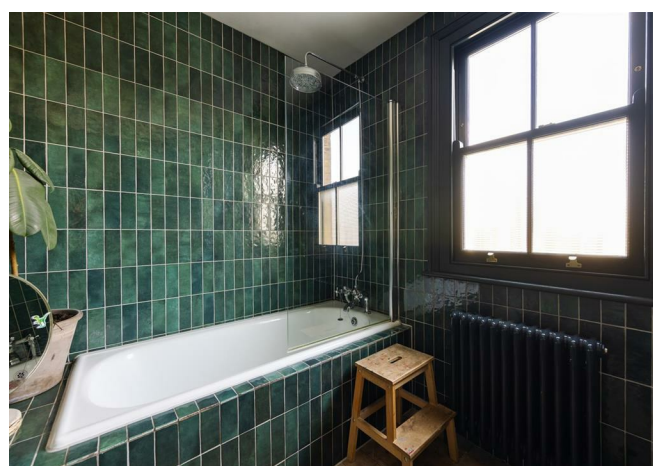
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#### IF YOU LIVED HERE...

Your hallway leads you to your elegant first reception on the right, with curved bay window and 155 square feet of space. Next along is your second reception, similarly sized, with a corner fireplace, bespoke shelving, and original floorboards underfoot. This leads seamlessly on to your grand kitchen, with a wall of windows framing the lush foliage outside, and a trio of oversized skylights above. A long central island is home to a gas hob and four seater breakfast bar.

Step out through the French doors into your sixty-six foot landscaped garden, with brick paving and steps taking you up to your neat lawn. There's bespoke outdoor storage and plenty of room for alfresco dining. Upstairs you'll find your family bathroom, fully tiled in dark and glossy emerald green. There's a concealed cistern WC, and gooseneck shower over the tub. To the rear is the first of your four bedrooms, this one with 110 square foot of space.

Your principal sleeper sits to the front, with twin sash windows and close to 150 square feet to spread out in. There's another corner fireplace and more of those beautiful vintage floorboards underfoot. Bedroom three, at fifty five square foot, is perfect as a home office or nursery. On the second floor is a glorious penthouse suite with 115 square foot bedroom, en suite bathroom and walk in wardrobe. The bedroom has hardwearing sisal underfoot, and a pair of windows each with its own vintage radiator. Your en suite, through a pocket door, has a freestanding tub beneath twin skylights, and a ceiling mounted shower.

It's under half a mile from your new front door to Walthamstow Central for the superfast Victoria Line, taking you to Kings Cross in as little as fifteen minutes. Five minutes' stroll takes you either to the High Street for essentials and bargains, or to Hoe Street for little luxuries and more. Lovely Lloyd Park is just over half a mile from your new home, and both Epping Forest and Walthamstow Wetlands are a short bus ride or drive away. Fifteen minutes on foot takes you to the heart of the Village, for a huge choice of wining and dining establishments.

#### WHAT ELSE?

- Schools rated 'Outstanding' nearby include Walthamstow School For Girls, Stoneydown Primary and Greenleaf Primary. You're in the catchment area for them all.
- Your new local is the beloved Ye Olde Rose & Crown, a CAMRA approved theatre pub with a friendly welcome and a full calendar of live events.
- Sodo Pizza is just minutes from your door, so you're never far from delicious fresh pizza. And once you've indulged your tummy, treat your spirit at East of Eden next door, an amazing holistic treatment centre offering yoga, pilates, barre and spin classes.



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

"We have loved living here as a family since 2020 when we purchased from the original owner who bought it off plan back to 1921. Since then we've lovingly restored it keeping as much of the arts and crafts period features in tact, including the front door which still bares the damage from a WW2 bomb that exploded nearby! Not only has it given us a beautiful family home but access to an amazing community, an incredible nursery, outstanding primary and secondary schools in close proximity and great food and drink. It's in a wonderful location on a peaceful tree lined street with a great family feel, friendly neighbours, quiet and away from busy main roads. The huge, sun filled garden is a rare find in E17 and is beautiful throughout all seasons, perfect for the kids, a BBQ or late dinner or drink or just relaxing on the grass. With the market and Walthamstow Central tube station only a few minutes walk in one direction and Lloyds park, Hoe Street and the Village area in the other, you're spoilt for choice in every sense with pizza places, breweries, pubs, bakeries and shops in every direction. We will be sad to leave behind our friends and neighbours, the skate park and green spaces but look forward to handing over our amazing home to someone new."

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**Reception Room**

13'9" x 13'1"

**Reception Room**

12'9" x 11'8"

**Utility Area**

7'10" x 8'6"

**Kitchen**

17'5" x 12'9"

**Bedroom**

6'11" x 9'11"

**Bedroom**

12'7" x 11'5"

**Bedroom**

10'5" x 11'6"

**Bathroom**

9'1" x 6'7"

**Bedroom**

12'5" x 9'11"

**Walk in Wardrobe**

4'7" x 6'5"

**Ensuite**

14'0" x 7'8"

**Garden**

approx. 59'0"



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