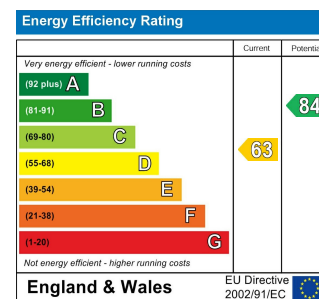




Total Area: 124.0 m² ... 1335 ft² (excluding garden studio)

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.



CUMBERLAND ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedrooms
- Victorian End of Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Garden Studio
- Higham Hill Location
- Short Walk to Blackhorse Road Station
- Close to Local Amenities

A splendid and sumptuous, four double bedroom, Victorian end terrace. Artfully arranged over three storeys, with elegant interior design and lovingly restored period features throughout, you'll love every inch of this fantastic family home.

From nearby Blackhorse Road Station you'll be able to hop onto the rapid Victoria line, for fast thirteen minute trains to King's Cross and seventeen minute runs to Oxford Circus.

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E17 & E10
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E18 & IG8
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IF YOU LIVED HERE...

Your impressive, 260 square foot, open plan lounge and dining room is a gorgeous mix of graceful Victorian features and high quality contemporary design. Your wood burning stove is framed by a sleek, modern mantel and hearth and your bistro shuttered box bay window faces a contrasting modern floor to ceiling window to the rear. Smooth timber runs underfoot and an open archway takes you through to your sophisticated kitchen. Here you'll find sturdy wooden countertops and splashbacks, a butler sink, chrome integrated chef's oven and patio doors opening out onto a delightful decked alfresco entertaining area.

The rest of your serene, green garden stretches on until you reach your tranquil garden studio at the end. Currently in use as an office, this space is filled with natural light from the sliding patio doors. Heading back inside and upstairs, you'll arrive at your 170 square foot principal bedroom, with more bistro shutters on two large windows, an ornate vintage fireplace and double built in wardrobes. There's also a glorious en suite, with exposed copper pipes and a rainfall shower. Cross the landing to your second generous double bedroom, which has more purpose built storage and garden views.

Your family bathroom offers more period charm and modern luxury, with a handset shower over the freestanding clawfoot tub, beautiful geometric floor tiles, a magnificent antique vanity unit and basin, and a standalone rainfall shower. On the third floor you'll find a striking loft conversion, with the main bedroom having two large windows and a skylight, overlooking rooftops. Walking across blonde timber

flooring you'll find another classic en suite shower room, with glossy white tilework and more of those copper fixtures and fittings. Your fourth and final double bedroom also has two bright dual aspect windows with more of those rooftop and treetop views.

The Lockwood Way entrance to the expansive nature reserves of Walthamstow Wetlands is just a twelve minute stroll from your front door, leading you directly onto scenic footpaths and cycleways around the beautiful reservoirs. A fifteen minute walk in the opposite direction, brings you to the cultivated greenery of Lloyd Park. There's something for the whole family to enjoy here, with a skatepark, dog park, tennis courts, independent coffee shops, street food vendors and the historic William Morris Gallery.

WHAT ELSE?

- Parents will be delighted to learn that there are seventeen primary and secondary schools, within a mile of your home, that have been rated as 'Outstanding' or 'Good' by Ofsted.
- The Blackhorse Beer Mile, recently recommended by Conde Nast as one of the best places to visit in the UK, is just a stone's throw away. We recommend starting with a mouth watering pizza and a fine craft ale at Hackney Brewery and working your way down to family friendly Big Penny Social.
- The multi-million pound Waltham Forest Feel Good Centre sits just beyond Lloyd Park, where you can swim, climb and workout in the state of the art sports complex, or treat yourself to a pampering session in the deluxe spa.



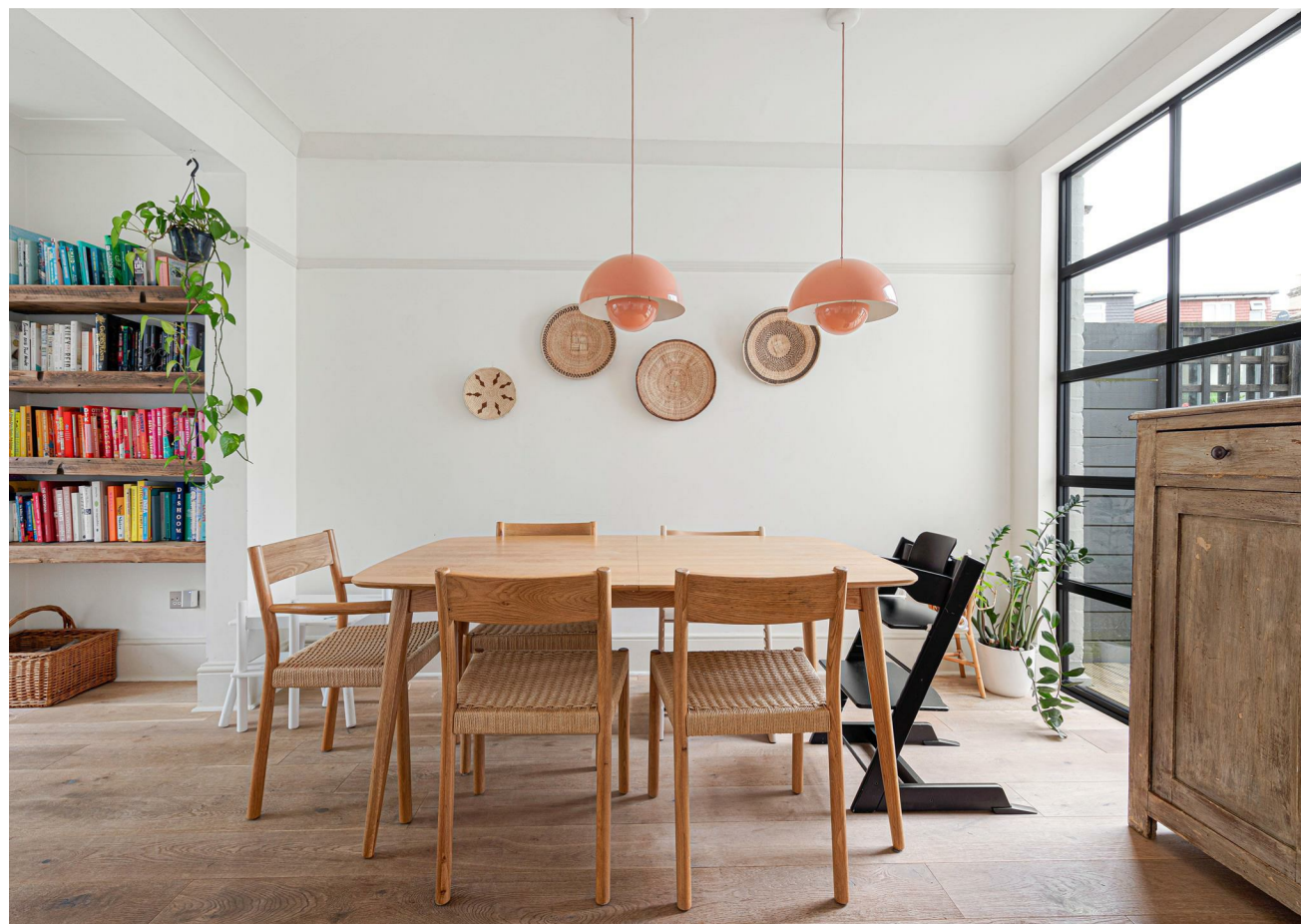
A WORD FROM THE OWNER...

"We have loved every minute at Cumberland Road. There's such a strong community feel on the street with an annual street party, a helpful WhatsApp group & always friendly faces around.

It's very quiet from the house and garden but there's so much to do right on the doorstep too - some of our local favourites include walks in the wetlands, dinners at SlowBurn, picking up pastries at Wild Grains, heading to the market at Lloyd Park on a Saturday or taking a class at Yonder."

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Lounge

10'9" x 13'11"

Dining room

11'3" x 11'10"

Storage

Kitchen

8'7" x 12'7"

Bedroom

14'1" x 12'1"

Ensuite

6'1" x 4'5"

Bathroom

8'11" x 11'6"

Bedroom

8'8" x 12'7"

Storage

Bedroom

8'1" x 12'6"

Bedroom

10'5" x 20'9"

Ensuite

Garden

39'4"

Garden Studio

8'5" x 8'6"



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