

CHURCH LANE, WALTHAMSTOW

Offers In Excess Of £975,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Immaculately Presented
- Walthamstow Village Location
- Large Living Space
- Private Garden
- Loft Converted
- Chain-free
- Victorian Terraced

A bright and spacious three-bedroom Victorian terrace in the heart of Walthamstow. Spanning three storeys with a striking kitchen and diner, here you have an elegant blend of modern and vintage finishes for style, entertaining and comfort.

Sat in the sought after Walthamstow Village, you also have Walthamstow Central Station just a ten minute walk away with the Victoria line and Overground bringing you to Oxford Circus and Liverpool Street respectively in just twenty minutes.

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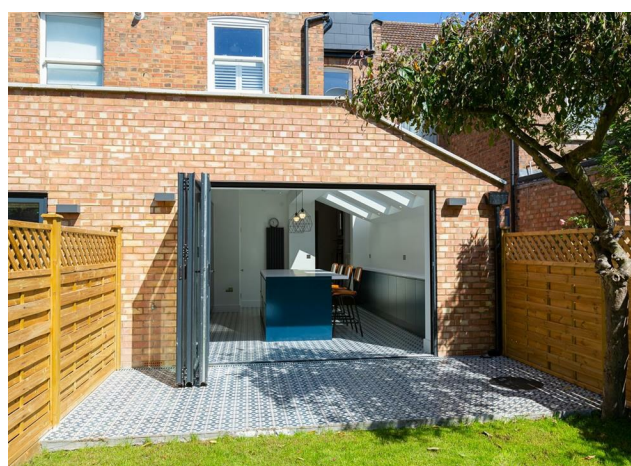
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IF YOU LIVED HERE...

Your substantial ground floor is wonderfully, naturally bright thanks to plenty of perfectly placed skylights and the open plan design. Your kitchen features high ceilings, bi-folding patio doors, and underfloor heated tiles that extend seamlessly from inside to the garden area. Additionally, there's a charming breakfast bar, stylishly elegant fitted cabinets, and integrated appliances all blending style with functionality.

Entertaining is effortless. Outside, your spacious garden is privately enclosed by timber fencing, ideal for hosting guests in a peaceful outdoor setting. Inside, your 260 square foot lounge features original flooring and a vintage character mantel, with eye catching, jade green tiled hearth serving as a superb focal point. More natural light streams in from the bistro shuttered bay window, making for a splendid hosting space even before you reach that show stopping kitchen.

Upstairs and you have two sizeable bedrooms, both beautifully styled, and your sizeable family bathroom is home to a tub and dedicated shower cubicle, complementing your vintage-contemporary theme perfectly with classic period fixtures and a clean, minimalist design. Upstairs again, your expertly converted loft is home to a pleasant, dual-aspect view, and again flooded with natural

light. It's all impeccably completed by a handy dressing space that seamlessly connects your bedroom to the beautifully tiled, effectively en suite bathroom.

Living in Walthamstow Village, the sought after heart of our beautiful borough, gives you access to some of the finest dining and wine establishments for miles around. You can take your pick of new locals, from the artisanal cocktail delights at Mother's Ruin Gin Palace, the bistro chic of Eat17 or the quirky Nag's Head for jazz Sundays. With the heart of The Village just five minutes away, a little exploring and you're bound to find plenty of new favourites.

WHAT ELSE?

- This is also a perfect position for families, with more than twenty schools within a one-mile radius, all rated 'Good' or 'Outstanding' by Ofsted.
- Walthamstow Village is an ideal corner of London for foodies, with an abundance of variety. Savour a classic Sunday Roast at the Queen's Arms, or enjoy a fantastic takeaway from Orford's Fish & Chips, here you'll even find plant-based offerings, just seven minutes on foot.
- The open blue and green space of Hollow Ponds and Epping Forest is just fifteen minutes on foot, perfect for morning walks or runs in Epping Forest, or summer afternoons bobbing about in a hired row boat.



A WORD FROM THE EXPERT.....

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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Lounge / Diner

26'2" x 11'1"

Kitchen

18'4" x 13'9"

Bedroom

13'9" x 10'9"

Bedroom

11'1" x 8'10"

Bathroom

10'2" x 7'10"

Bedroom

15'8" x 13'5"

Shower Room

7'6" x 5'6"



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