

## CHINGFORD ROAD, WALTHAMSTOW

### Offers In Excess Of £800,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- Victorian Terrace
- Original Features
- Kitchen/Diner
- First Floor Utility Room
- Loft Conversion
- Spacious Lounge
- Close to Lloyd Park
- No Chain

An immaculately presented, elegantly spacious four bedroom Victorian terrace, packed with an appealing combination of contemporary design and plenty of period charm. Your location's just as enviable, sat in the very heart of our borough.

Your surroundings are idyllic, with our beloved Lloyd Park at your doorstep and the charming environs of Walthamstow Village less than twenty minutes' walk.

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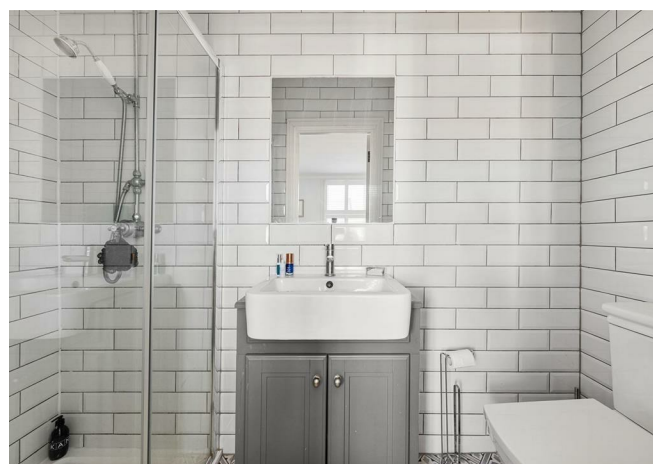
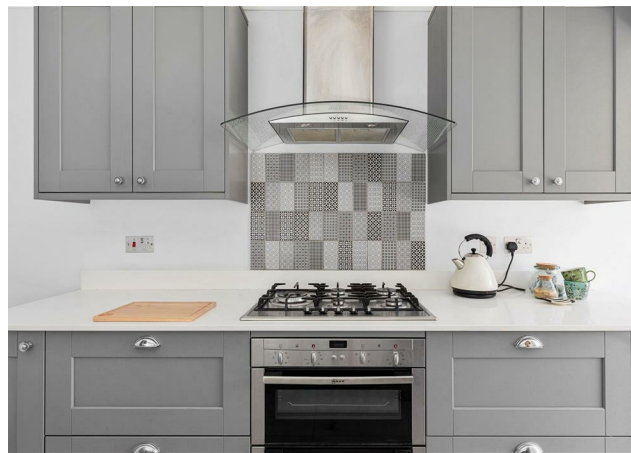
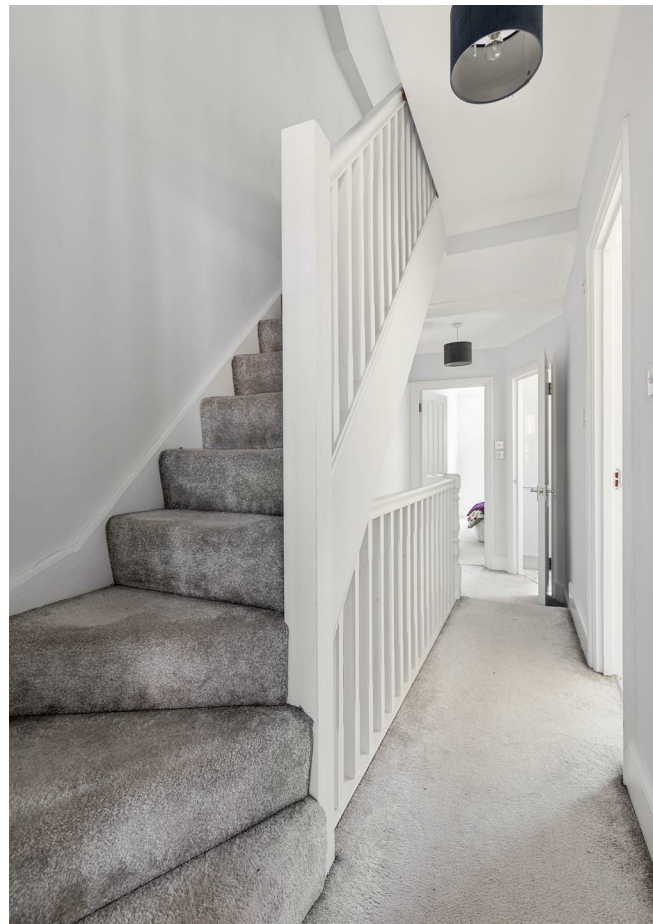
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IF YOU LIVED HERE...

First stop will be your 270 square foot reception room, with sophisticated, ornate and original crown moulding framing the room and light, bespoke, herringbone flooring flowing underfoot. The original, black fireplace adds a timeless conversation piece, while fresh, white walls make the most of the natural light from the Victorian bay window. To the rear, your kitchen is a sanctuary for home chefs, with abundant, slate grey cabinetry, lustrous white counters, a classic gas stove, and steel and glass extractor hood. A decorative tile splashback adds an artistic touch.

From the kitchen, floor to ceiling patio doors open to your meticulously maintained garden, featuring a paved dining area, high privacy fences, and a substantial studio perfect for home workers. Back inside, a ground floor cloakroom presents sleek white ceramic tiled walls and elegant finishes. Your first floor offers two bedrooms, the 150 square foot principal double with soft beige carpeting, neutral tones, and a spacious en suite, plus a stylish smaller bedroom with a teal accent wall. Completing the first floor is the luxurious family bathroom with a clawfoot tub, herringbone tiled shower cubicle, plus a convenient utility area.

Your second floor showcases a remarkable 215 square foot loft conversion filled with captivating details. To the front you have double skylights, cleverly integrated storage cabinets, an on trend tower radiator, and a splendid Juliet balcony flooding the space with natural light and fresh air. There's also a generously sized en suite bathroom, continuing the classic design found on the ground floor. To the rear, you'll find a

smaller secondary bedroom offering a serene and neutral palette, providing an ideal space for a home office or guest room retreat.

As noted, you're enviably located right in the vibrant heart of E17. Walthamstow Central, a mere sixteen minute walk, offers underground and overground services, connecting you to the City and West End in approximately twenty minutes. Living on Chingford Road places you amidst local favourites like dog friendly, Yellow Warbler cafe, Buhler and Co, an aesthetically pleasing vegetarian cafe and Veg Hut E17 for all your organic needs, all at your doorstep. For drinks, The Bell is at the end of your street, a classic, community pub with a noteworthy menu.

WHAT ELSE?

- Parents will be pleased to learn that twenty schools within a mile of your new home are rated 'Good' or 'Outstanding' by Ofsted.
- Lloyd Park hosts a fabulous farmer's market on Saturdays, where you'll find everything from seasonal produce to delicious street food.
- Waltham Forest Feel Good Centre, a vast leisure complex, with olympic pool, courts, gym, climbing walls, spa and more, is just an eight minute walk away with activities for every member of the family.



A WORD FROM THE OWNER...

"I have loved living in this house. The garden is so peaceful and a real extension of the living space. Location is amazing, with buses, the tube, Lloyd Park so close by and really easy access to the North Circular and the M11. There are great coffee shops and pubs locally, it's an easy walk to the village and Wetlands, and the Victoria Line provides quick and easy access into town. I'm really going to miss living here, it's been my favourite house and favourite area to live during my 20 plus years living in London. I hope whoever buys it enjoys it as much as I have."

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**Reception Room**

25'1" x 10'10"

**Kitchen / Diner**

20'9" x 8'8"

**Bedroom**

14'0" x 11'2"

**Bathroom**

8'3" x 8'1"

**Bedroom**

10'8" x 8'9"

**Bedroom**

19'10" x 10'9"

**Bedroom**

9'8" x 8'3"

**Garden**

45'11"



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