

NORTHBANK ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold 4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Victorian Mid Terrace
- Refurbished Throughout
- Spacious Kitchen/Diner
- Master Bedroom With En-Suite
- Large First Floor Bathroom
- Close To Wood Street Station
- Chain Free

A breathtakingly elegant, four double bedroom Victorian family home. Fully refurbished, blending gorgeous original features with stylish modern comfort. All moments from Wood Street station, Epping Forest and Waltham Forest Feel Good Centre.

From nearby Wood Street station, direct Overground trains run you through to Liverpool Street in just twenty minutes. Also stopping at Walthamstow Central and Hackney Downs on the way.

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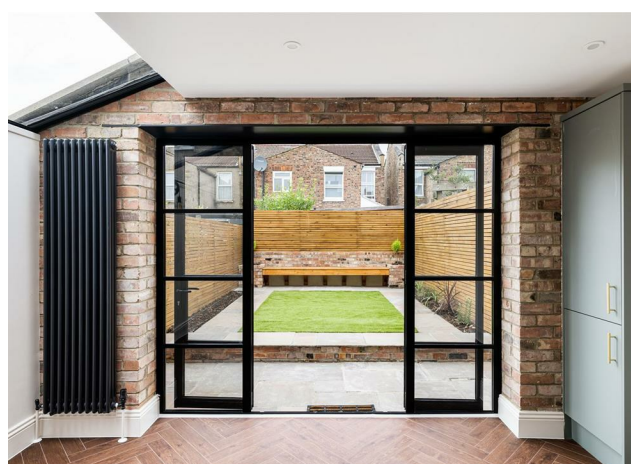
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IF YOU LIVED HERE...

Your grand yet welcoming reception room is full of period charm, with an ornate ceiling rose, beautiful bay window and vintage pewter hearth. A classic cast iron radiator sits in the bay and immaculate, dark herringbone floorboards run underfoot, continuing along the entrance hall and into your enormous, 390 square foot, open plan kitchen, diner and second reception room. In here, your kitchen is home to a large chef's island and breakfast bar, with a central sink and marbled countertop. Smooth, sage green cabinets frame a large stainless steel extractor hood, gas range cooker, integrated Bosch oven and microwave, all adorned with brass fixtures and fittings and stylish pendulum lighting.

Your dining and reception area is bathed in natural light by a large skylight that runs the entire length of the space. You have direct access to a stylish ground floor WC and more natural light pours in from double French doors opening onto a stone slab patio. Out here, your beautifully landscaped garden is screened by wraparound timber fencing. There's a raised bed of Trulawn, with more of that gorgeous stone patio either side, and a bespoke exposed brick and timber seating area to the rear. Back inside, you'll take the stairs up to the first floor, where you'll find two handsome double bedrooms and your family bathroom.

Your first bedroom has an impressive 185 square feet of floorspace, another large bay window and an ornate vintage fireplace, while both first floor sleepers have soft oatmeal carpet and a soothing sage green colour scheme. Your family bathroom is a

high end luxurious affair, with seamless smoky flooring, dark peacock blue tilework, a double ended freestanding tub and a stroll in rainfall shower. Taking the stairs up again, you'll find your third and fourth double bedrooms. The fourth being a wonderful, 175 square foot master suite with two skylights, a Juliet balcony and a contemporary en suite shower room.

Stepping out into Walthamstow you have a host of great amenities and natural green spaces at your fingertips. A leisurely ten minute stroll brings you to Waltham Forest Feel Good Centre, with its multi million pound gym, sports facilities and luxury spa. A fifteen minute walk in the opposite direction takes you to the Pentire Road entrance to lush, green Epping Forest, where you can explore ancient woodlands to your heart's content. It's also just ten minutes to the hustle and bustle of Wood Street. A vibrant social hub, full of artisan bakeries, fine eating and drinking establishments and the much loved indoor market.

WHAT ELSE?

- Just moments around the corner, you'll find Rattle and Rowe. This speciality coffee shop and small batch roaster is a popular hang out for local families, drawn to delicious sourdough toasties and pastries.
- The youngest members of your family have an immersive, educational play centre only minutes from your front door. At Role2Play, children under seven years old can be whoever they want to be, while their accompanying adult relaxes in the cafe.
- There are many great schools to choose from locally. Twenty three primary and secondary schools, within a mile of your home, have achieved a rating of 'Outstanding' or 'Good' from Ofsted.



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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Reception Room

13'1" x 11'5"

Reception Room

11'1" x 9'10"

Kitchen

10'9" x 9'4"

WC

Bedroom

13'1" x 14'9"



Bedroom

11'5" x 9'4"

Bedroom

10'9" x 9'2"

Garden

approx. 41'11" x 15'8"



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