

## BLENHHEIM ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold

### 5 Bed House - Terraced



#### Features:

- Five Bedroom House
- Victorian Terrace
- Laid Out Over Three Floors
- Close To Blackhorse Road Tube Station
- Beautifully Presented
- Original Wooden Floorboards Throughout
- Shutters
- Walking Distance To Breweries

A sumptuous and characterful five bedroom, two bathroom Victorian terrace, artfully arranged across three impeccable storeys with original wood floors throughout. It's all enviably sat in our sought after neighbourhood of Blackhorse Village.

Blackhorse Road, was shortlisted by Conde Nast traveller as one of Britain's 'Best Places To Visit' in 2024, and you're moments from the famous Blackhorse Beer Mile, Walthamstow Wetlands and Burnt Faith Brandy House Bar, the UK's first dedicated brandy house.

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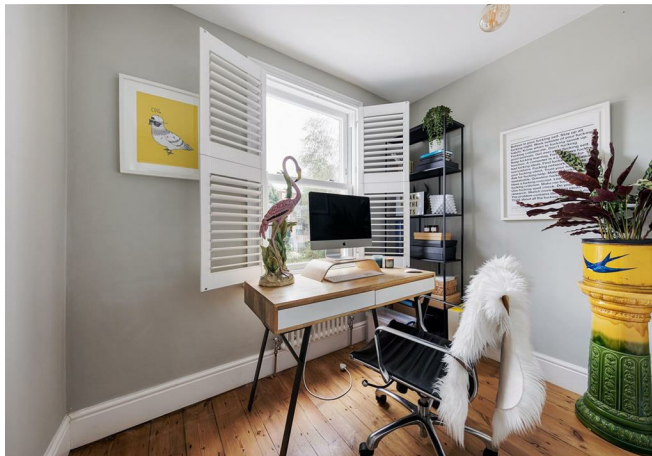
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### IF YOU LIVED HERE...

You'll have highlights everywhere, with the immaculate finishes nowhere more apparent than in your 250 square foot through lounge. Lovingly restored original timber floorboards run underfoot (as throughout), full height bistro shutters sit on the windows and walls are finished in stately, smoky grey up to the picture rail. Made to measure cabinets run down one side, flanking a striking, jet black vintage hearth.

Your kitchen's every bit as impressive, with twin flanks of royal blue cabinets, timber worktops and smashed mosaic splashbacks and floor tiles. You also have a full range of integrated appliances including a double wide stainless steel chef's oven. A spare WC and a nice and bright conservatory complete the ground floor. Upstairs, your principal bedroom's a 180 square foot paradise, with more bespoke wardrobes, original timber floors, full height bistro shutters and a glorious royal blue colour scheme.

Elsewhere your family bathroom's a chic marvel, with smoky marbled letterbox tilework from floor to ceiling and striking jet black fittings including an oversized rainfall shower. Both your remaining first floor bedrooms are as immaculately finished as you'll by now expect, while head upstairs for your final pair of sleepers, the foremost is especially striking: skylit and finished in tranquil peach.

Lastly, your second bathroom is a boutique treasure in deep blue and brass, with hexagonal wall tiling and a walk in rainfall shower.

Outside and, as noted, the much loved Blackhorse Beer Mile runs past the end of your street. A collection of independent taprooms, craft breweries and beer gardens, craft beer fans and families alike have a splendid range of choices, chief among which is the enormous Big Penny Social. Or if nature's more your thing you'll find London's largest nature reserve, our 500 acre, Green Flag award winning Walthamstow Wetlands, just a half mile on foot. Finally, the renowned Burnt Faith Brandy House is less than a half mile away, for those very special occasions.

### WHAT ELSE?

- Parents will be pleased to find six 'Outstanding' rated schools all less than twenty minutes' walk away. The 'Outstanding' Big Creative Academy secondary schools is just five minutes on foot.
- Don't forget your garden, an artfully landscaped mix of pebbled gravel patio and lawn, ending in a nicely secluded dell overhung with mature greenery.
- Blackhorse Road tube is a mere five minutes on foot, for direct eighteen minute connections to Oxford Circus via the Victoria line. So you can be exploring the West End less than half an hour after stepping out your front door.



### A WORD FROM THE OWNER...

"After 10 incredible years in the area we are now moving to the coast. We have really enjoyed every minute of living on Blenheim Road, it's a really fantastic road full of friendly, caring and helpful neighbours. It's lovely and peaceful but also has lots of great spots to enjoy right on the doorstep, whether it's having a coffee at Blackhorse workshop, going for a Sunday stroll around the Wetlands or dropping into one of the local breweries."

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**Reception Room**  
24'1" x 10'9"

**Kitchen**  
10'2" x 8'3"

**WC**

**Conservatory/Utility Room**  
8'11" x 6'5"

**Bedroom**  
14'0" x 12'7"

**Bedroom**  
10'11" x 8'7"

**Bathroom**  
7'2" x 5'3"

**Study**  
8'4" x 5'5"

**Bedroom**  
13'1" x 7'10"

**Shower Room**  
8'1" x 5'2"

**Bedroom**  
12'4" x 9'10"

**Eaves Storage**

**Garden**  
37'8"



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