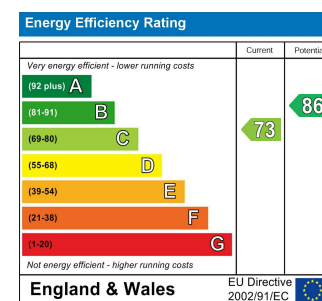
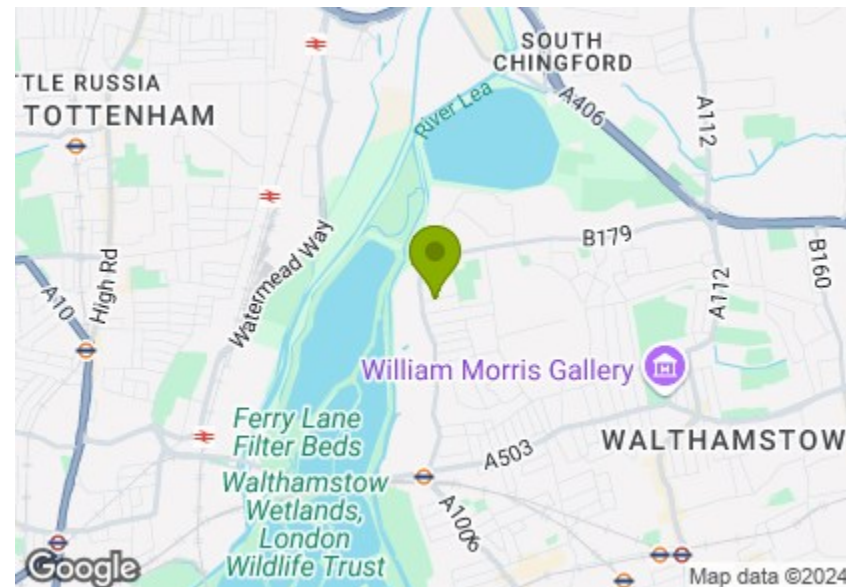




Total Area: 120.2 m² ... 1294 ft²
All measurements are approximate and for display purposes only.



WORCESTER ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- Walking Distance to Blackhorse Road Tube Station
- Easy Access to Walthamstow Wetlands
- Arranged Over Three Floors
- Ground Floor WC
- Extended Kitchen Diner

Situated on a residential street moments from the peaceful Walthamstow Wetlands, yet just 30 minutes from central London via Blackhorse Road, this four-bedroom Victorian home enjoys the very best of both worlds. Unfolding over three floors, it's all been beautifully restored, with a glorious open plan kitchen/reception, a ground floor WC and first floor bathroom, plus a fully converted loft with another bathroom.

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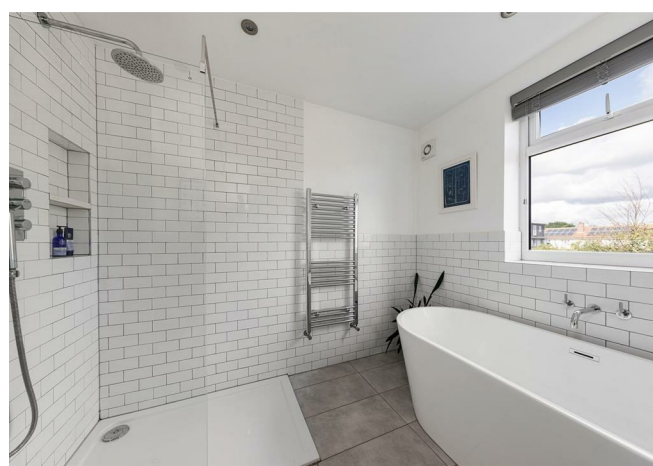
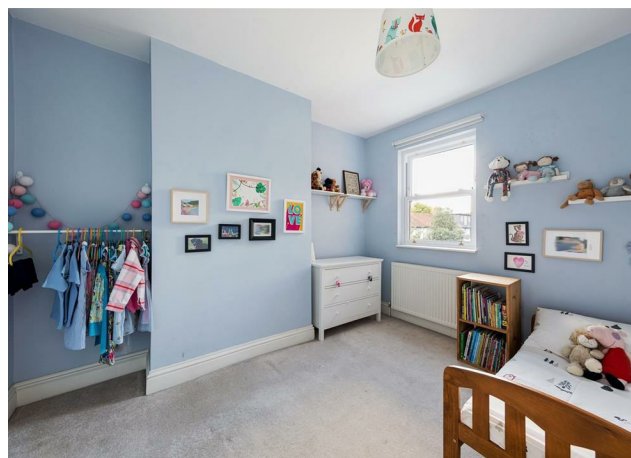
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IF YOU LIVED HERE...

It'll take you a while to explore every corner of this 1294 square foot home - the layout is quite masterful after the carefully considered restoration, with period features sitting perfectly alongside contemporary updates, such as the double glazed sash windows.

At the rear of the ground floor, your gloriously open plan reception/dine-in kitchen is the perfect environment for entertaining. You'll love the stylish design, which is beautifully highlighted by the sheer amount of natural light coming from the aluminium French doors and picture window. Extra touches such as the underfloor heating and separate laundry area will feel like a real luxury. During warmer months, enjoy spilling out to the gorgeously landscaped and fantastically spacious garden, rich with foliage, a lovely lawn and two seating areas.

Conveniently, you have a WC on the ground floor, as well as a further reception at the front, where you'll appreciate the custom-shelving, bespoke shutters, column radiator and stunning fire surround.

On the first floor, you'll find two equally pristine bedrooms, plus a family-sized bathroom, gloriously modern with a freestanding tub and more underfloor heating. Up in the converted loft, the skylight ensures the landing is brilliantly bright, and there are another two bedrooms, as well as a sleekly designed shower room.

Step outside and you'll find that you're in a great spot for exploring this dynamic part of E17. As well as being a hub for coffee shops, bars and eateries, there's an abundance of green space; the Walthamstow Wetlands is practically on your doorstep, while Lloyd Park and Higham Hill Park are also both easily accessible.

Within this area, you'll also find some wonderful amenities, such as the much-lauded vegan-friendly Slow Burn, the community-centred bouldering studio Yonder and the atmospheric coffee shop-cum-repair centre Armstrong Audio, plus much more.

WHAT ELSE?

- Schools around here are superb, you have three 'Outstanding' and thirteen 'Good' primary/secondaries nearby.
- Want escape further afield? It's a 17 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful and drivers can be on the north Circular within a few minutes.
- You're a short hop from the Blackhorse Beer Mile, where you'll find some of East London's most exciting craft beer breweries, bars and street food. Wild Card Brewery Lockwood is just three minutes on foot, and next to it you'll find Hackney Brewery. Head slightly further south for Exale, Signature Brew and the vast Big Penny Social. You've got a great local - Tavern on the Hill, a grand old pub given fresh life by the folks from Wild Card Brewery.
- Ride over the River Lee to Stonebridge Lock and you'll find the brilliantly unique Baltic Seafood canal boat, which serves up brilliant dishes such as Turkish mackerel baguettes and calamari. The perfect treat after a waterside ramble.



A WORD FROM THE OWNER...

"We feel extremely lucky to have found the friendly and fun community of Worcester Road almost 7 years ago. We especially love the direct access to so much local green space from either end of the road: morning runs around Tottenham Marshes, family walks and wildlife spotting in Walthamstow Wetlands, Higham Hill Park's kids tennis/bike lessons and Yoked fitness classes. We're also just across the road from fantastic local beers, wine, coffee and bread in Lockwood Estate. We've absolutely loved making our family home here, we really feel part of a community with wonderful neighbours and we will be very sad to say goodbye!"

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Reception
12'5" x 10'10"

Bathroom
8'7" x 7'10"

Kitchen/Reception Room
26'8" x 13'8"

Bedroom
12'11" x 9'4"

Bedroom
14'0" x 10'7"

Bedroom
8'1" x 7'3"

Bedroom
11'0" x 8'10"

Shower Room
7'6" x 5'11"



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