

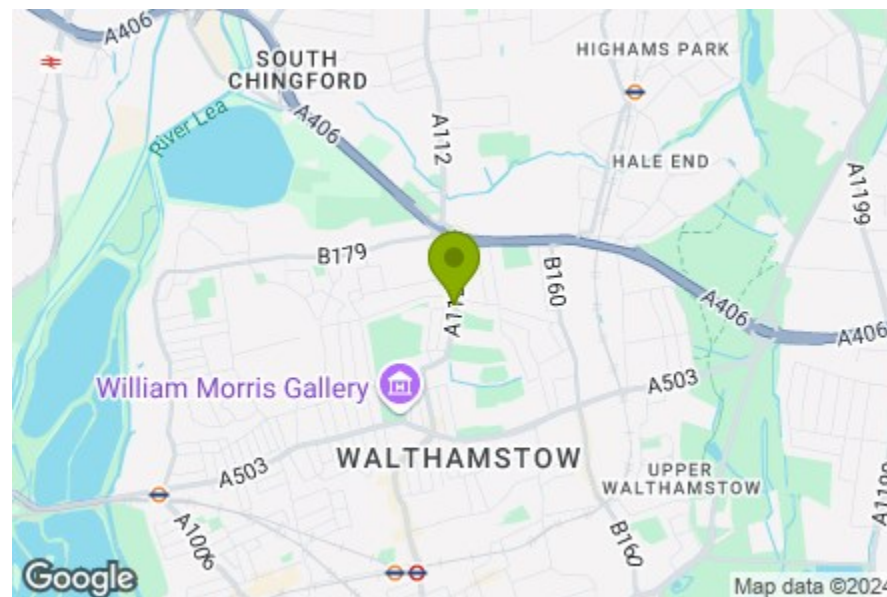
Reception
22'11" x 11'7"

Kitchen
13'7" x 9'1"

Bedroom
15'6" x 12'0"

Bedroom
13'10" x 9'10"

Bathroom
10'6" x 9'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHINGFORD ROAD, WALTHAMSTOW Offers In Excess Of £625,000 Freehold 2 Bed House



Features:

- Victorian Terrace
- Beautifully Presented
- Two Bedrooms
- First Floor Bathroom
- Original Features
- 998sq ft
- Stunning Landscaped Rear Garden

This elegantly designed two-bedroom Victorian terrace is situated in an excellent spot, just a short hop from the grounds of Walthamstow's beloved Lloyd park. Head a bit further and you'll find Hoe Street, lined with excellent independent eateries and stores, leading the way towards Walthamstow Central, with its brilliant transport links and convenient chains.

The home itself is packed with highlights, including a stunning west-facing garden, show stopping first floor bathroom and gorgeous features that could easily be lifted from an interiors shoot.

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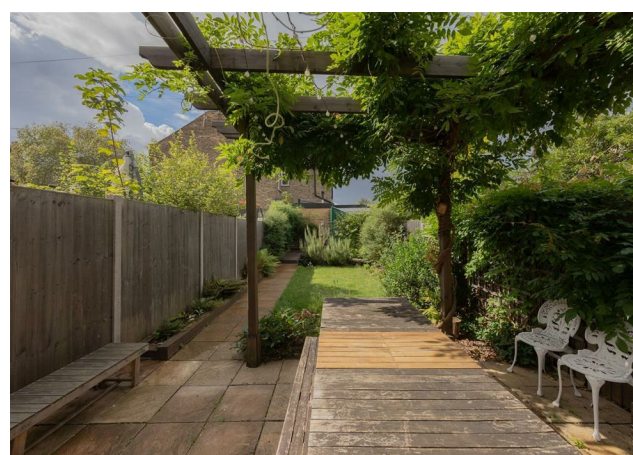
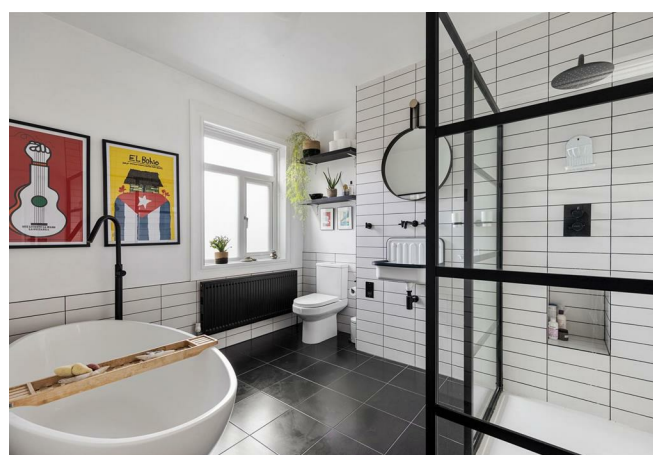
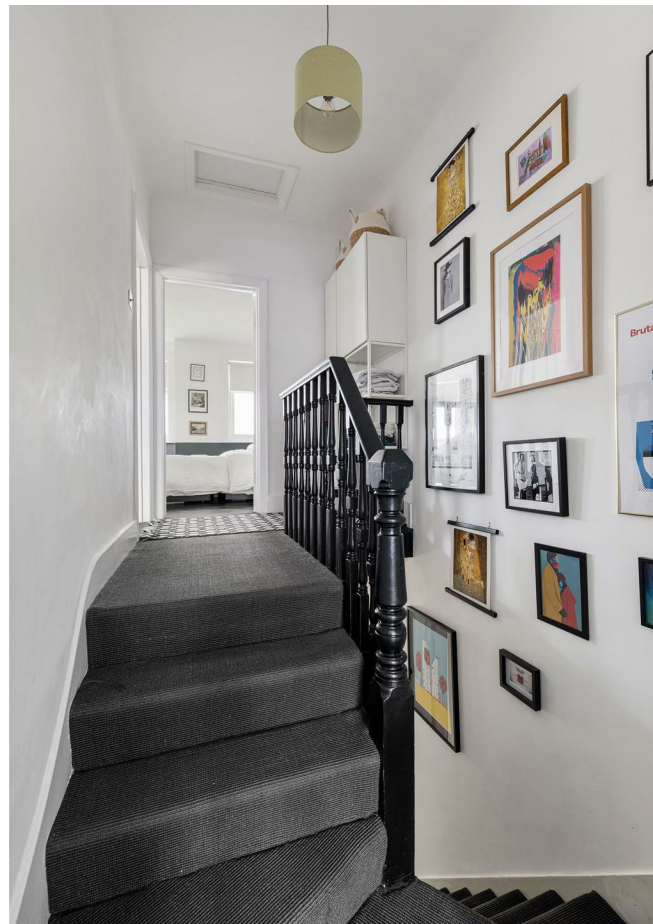
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IF YOU LIVED HERE...

Behind that lovely vintage-style doorway, you'll find a gorgeously designed home that will carry the wow factor for a long time to come.

The dual aspect double reception is wonderfully bright, with a striking contrast colour palette and features such as the wood burner stove and custom shelving. It's all brilliantly open plan, although still benefits from working as two separate spaces, particularly with the dining area at the rear. This is well placed next to the kitchen, which has more of the same effortlessly cool style, from the industrial-style basin to the glossy worktops and deep green flooring. Here you can access your west-facing garden, where highlights include the pergola draped with leafy climbers and the convenient storage.

On the first floor, the bathroom seamlessly blends traditional style with modern convenience - the tiling with contrast grouting is nicely balanced with the black fittings, and there's both a freestanding tub and walk-in shower. The two double bedrooms are flawless, each with stylish painted wooden flooring and more immaculate decor.

As for the location, you'll love having Lloyd Park so close by, where you can make the most of the William Morris Gallery, as well as the park's landscaped gardens,

playground, tennis courts, outdoor gym, skatepark and two cafes.

You're also near Europe's longest market, which runs along the High Street. Here you'll also find the newly opened Forest Cinema, and the convenient chains in the 17&Central shopping centre.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around a mile away and allows quick and direct access to both Oxford Circus and Liverpool Street.

WHAT ELSE?

- While you wait for the Soho Theatre Walthamstow to open (any month now!), you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about 10 mins on foot.

- East of Eden is just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is even nearer, and has a gym, a 400m running track, 25m fitness pool with separate diving pit and teaching pool.

- If you want a change of scene from Lloyd Park, head to Fellowship Square for its impressive fountains. Look out for the excellent calendar of events run by the local authority. These are the unique aspects that make Walthamstow truly unique.



A WORD FROM 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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