

MELBOURNE ROAD, WALTHAMSTOW  
Asking Price £675,000 Freehold  
3 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Three Bedrooms
- Through Lounge
- Full Width Ground Floor Extension
- In Need of a Little Modernisation
- 101sq meters
- Chain Free

Situated on a residential street a short walk from Blackhorse Road station, this spacious three-bedroom Victorian terrace benefits from a bright through-lounge, a large kitchen and a smart garden, which even has a room at the rear. The evenly balanced rooms are generously proportioned, making this a fantastic property to get creative with and transform into a dream home.

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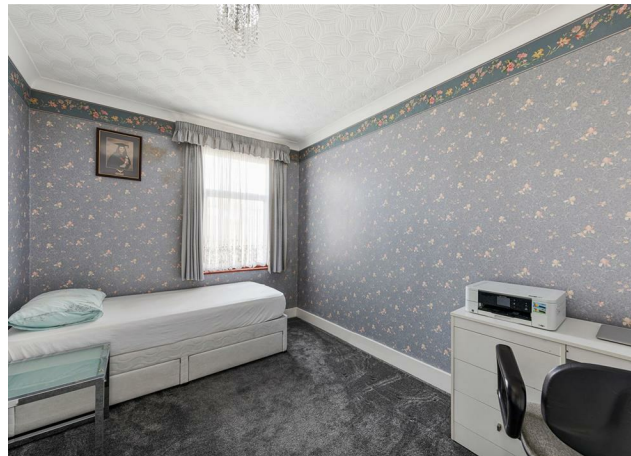
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#### IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides - the layout is perfectly balanced, something the Victorians had a knack for. You've even got some lovely period features to work from, including the hallway ceiling rose and cornices - a great way to create an immediate impression. Planning on putting in some design work? You've got a fantastic base with the large through-lounge, and the area with the kitchen, bathroom and rear hallway provides a great space and perfect opportunity to get creative with some mood boards.

Up on the first floor you'll find large three bedrooms, including two with custom storage, while at the rear your garden is smart, with a lush lawn and bordering beds, with a convenient garden room at the end.

Beyond all this, you're in a great spot for exploring this exciting part of E17. As well as being a hub for coffee shops, bars and eateries, there's an abundance of green space; Walthamstow Wetland, Marshes, Lloyd Park and Higham Hill Park are a 10-15 minute stroll away.

A similar distance away, you'll also find the much-lauded veg-friendly SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', so you'll want to book.

Other places to add to your list include the community-centred bouldering studio Yonder, the warehouse-style microbrewery Truman's Social Club, the atmospheric coffee shop-cum-repair centre Armstrong Audio, and the creative studio Blackhorse Workshop, which runs a variety of brilliant classes. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.

#### WHAT ELSE?

- While Blackhorse Road is your nearest tube station for Victoria line access, both St James Street and Walthamstow Central are only a few minutes further, where you can also catch the Overground directly to Liverpool Street.
- Walthamstow Central is where you'll also find the newly opened Forest Cinema, the mall Centre17 and the buzzing High Street (Europe's longest). There's not much you can't find there!
- Parents will be pleased to learn that you have numerous primary/secondaries nearby. It's a great place to lay down roots as a family.



#### A WORD FROM THE OWNER.....

"We have lived in the this house for nearly 50 years, it has been a very lucky house for me and my family . It is unfortunate that my wife passed away and I am moving near to where my daughter lives. I am hoping that this house will bring the same luck to whoever buys it."

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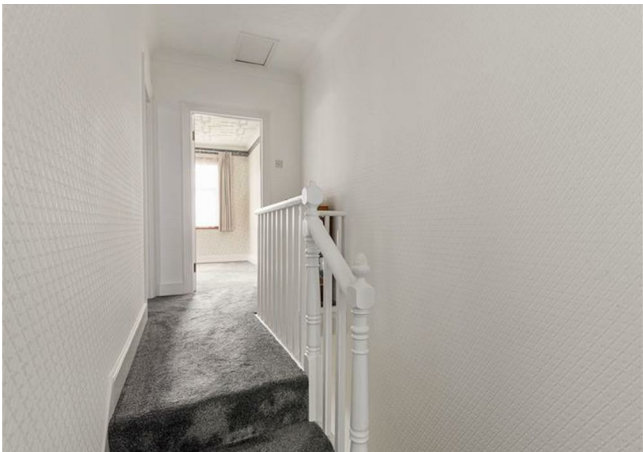


**Reception Room**  
25'5" x 10'9"

**Kitchen**  
13'6" x 12'3"

**Bathroom**  
8'11" x 7'6"

**Bedroom**  
14'0" x 11'6"



**Bedroom**  
11'5" x 8'7"

**Bedroom**  
12'3" x 8'0"

**Garden**  
32'9"

**Garden Room**



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