

CAMPBELL ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- End Of Terrace
- Loft Converted
- Walthamstow Central Location
- Outbuilding
- Kitchen/Diner Extension
- Beautifully Presented

An enviably placed, expertly developed four bedroom 1930s end of terrace, bursting with space, style and character across three storeys, plus a skylit garden room. All just moments from Walthamstow Central, Lloyd Park and the Village.

Highlights are everywhere, but your rear garden, a barely overlooked mix of patio and artificial grass, with that impressive garden room at the end, really makes the most of the property's sense of style and tremendous position.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside, and pale blonde herringbone flooring flows underfoot from the hallway into your front lounge, a superb start at 140 square feet, with a sleek black hearth and woodburner, pastel yellow colour scheme and plenty of light from the bistro shuttered bay window. Your entire ground floor also features underfloor heating to keep everything cosy. Now follow the striking flooring to the rear for the main event.

Your open plan kitchen, diner and sitting room total around 350 square feet with a mix of battleship grey and stark white cabinetry lining the walls, featuring a Quooker tap for boiling, filtered or sparkling water, a full suite of seamlessly integrated Neff and Bosch appliances, including dual ovens, plus pristine white worktops and a curvaceous breakfast bar. There's more social space to the rear, full of natural light from twin skylights and a back wall of bi folding patio doors framing views of your garden.

Upstairs now for the sleeping arrangements. Your principal bedroom to the front features lovingly restored original timber floorboards and a royal blue colour scheme throughout its 190 square feet. Bedrooms two and three are similarly styled with their own palettes while your family bathroom's a stately affair in contemporary white tilework and slate grey, with more underfloor

heating. Finally your full loft suite takes in a 200 square foot sleeper, dual aspect between skylights and a Juliet balcony, with a five star en suite in black and white.

Outside and you're enviably sat right in the heart of Walthamstow, with so much that makes our borough so beloved right on your doorstep. Walthamstow Central station is a little over five minutes on foot, for direct twenty minute runs to the City and West End, so you're impeccably connected. The landscaped gardens and open green spaces of Lloyd Park are just half a mile away, featuring babbling brooks, charming cafes, sports courts, an outdoor gym, and a thriving Saturday farmers' market.

WHAT ELSE?

- We haven't even mentioned The Village yet. This sought after collection of peaceful streets is just fifteen minutes walk from your new front door, and home to some of the finest independent wining and dining spots for miles around.
- Parents will be pleased to find over thirty primary and secondary schools all less than a mile away on foot.
- Nearby Hoe Street has it own array of attractions. Check out Ye Olde Rose & Crown Theatre Pub and the soon to be opened 1000 seat Soho Theatre Walthamstow, for regular live entertainment.



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

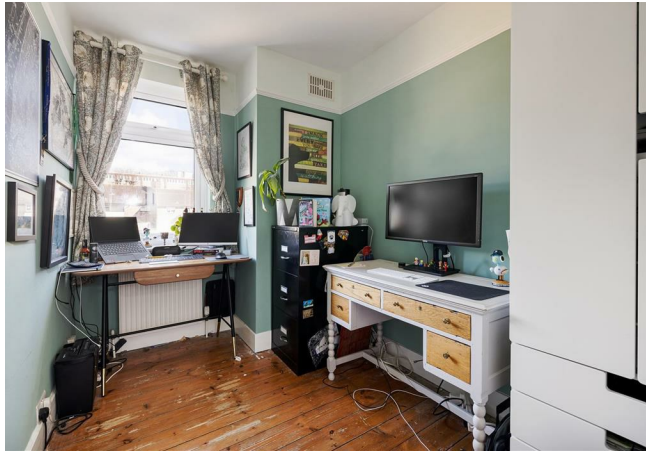
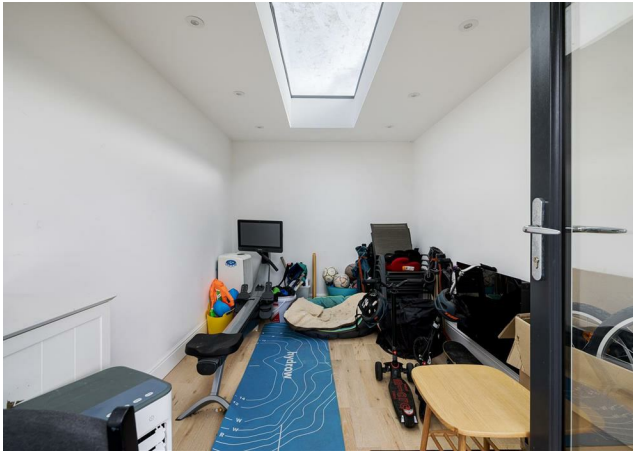
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Lounge

11'9" x 11'9"

Kitchen/ Diner

17'8" x 17'0"

Conservatory

12'9" x 12'1"

Bedroom

16'4" x 12'1"

Bedroom

9'6" x 6'6"

Bedroom

9'10" x 9'6"

Bathroom

8'2" x 6'6"

Garden

50



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