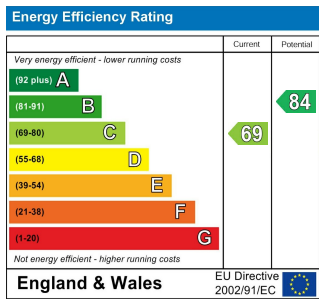
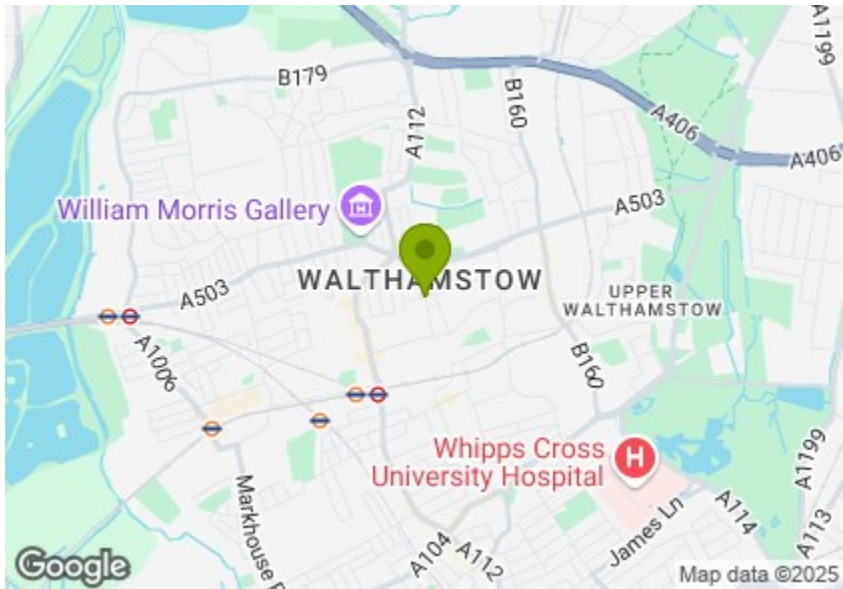




Total Area (Excluding Eaves Storage, Garden & Garage): 137.0 m² ... 1474 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SEAFORD ROAD, WALTHAMSTOW

Offers In Excess Of £1,250,000 Freehold

4 Bed House



Features:

- Four Bedroom House
- End Of Terrace
- Loft Converted
- Sought-After Turning
- Walthamstow Central Location
- Master Bedroom With En-Suite
- Garage

This beautiful and spacious 4-bedroom home is a true gem. From the moment you arrive, you'll be impressed by the smartly painted exterior of this Victorian end-of-terrace property. Spanning 1,474 sq ft, the house offers a generous through-reception area, a fully converted loft space, a private garden, and even a garage. Enviably situated on a highly sought-after street, this home provides effortless access to one of London's most desirable neighbourhoods.

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IF YOU LIVED HERE...

To the right of your spacious hallway, you'll find an impressive 24-foot living room illuminated by dual-aspect windows. South facing, a bay window framed in plantation shutters to the front captures the sunlight throughout the day, while double doors at the rear open directly onto your garden. A beautifully preserved mantelpiece surrounds an ornamental fireplace with a marble hearth, adding a touch of elegance, and the original floorboards flow warmly throughout, enhancing the room's character.

The kitchen-diner extends nearly 20 feet, featuring windows on two sides that offer lovely views of the outdoors. Gunmetal grey cabinetry with sophisticated copper handles offer plenty of stylish storage and thick wooden worktops ample preparation space.

Tucked away is a cleverly designed downstairs WC featuring an ingenious space-saving sink positioned above the toilet and fitted snugly into its own tiled recess.

Head upstairs to find the first bedroom, the largest on this floor, which boasts a bay window bathed in light throughout the day. With 224.51 square feet of space, plantation shutters, and soft dark blue walls that complement the plush carpeting, this room offers endless possibilities for relaxation. The second bedroom is also a generous double, covering 134.55 square feet, while the third, at 72.20 square feet, could easily serve as a home office.

The family bathroom features a bath-shower combination, a sleek white suite, a cabinet-mounted basin, and dark wood flooring for a touch of sophistication.

The loft has been transformed into a stunning, light-filled area of 276.66 square feet with two Velux windows, eaves storage and double doors opening onto a Juliet balcony for airflow. The ensuite bathroom continues the theme of luxury with dark floorboards, rich teal walls, and a pristine white suite featuring a dedicated shower with a rain head for a spa-like experience.

The outdoor space extends over 51.6 feet and is designed for low maintenance with a combination of paving and decking. There's ample room to arrange pots and adapt the space according to the seasons. The garage, accessible from the street as well as the garden, offers peace of mind and even more practical storage.

WHAT ELSE?
Walthamstow Central with its great connectivity means London Underground, Overground and National Rail and bus services are all easily accessible whisking you to Liverpool Street in 15 mins and Oxford Circus is just 20 minutes. Discover Lloyd Park on your doorstep and all its amenities, including tennis courts, an outdoor gym, a skate park and the William Morris Gallery for art enthusiasts, there are plenty of options to suit everyone. For nature lovers, Walthamstow Wetlands – the largest urban nature reserve in Europe offers a green reset by foot or bike. With a wonderful array of local bars and restaurants, you'll soon find new favourites.



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

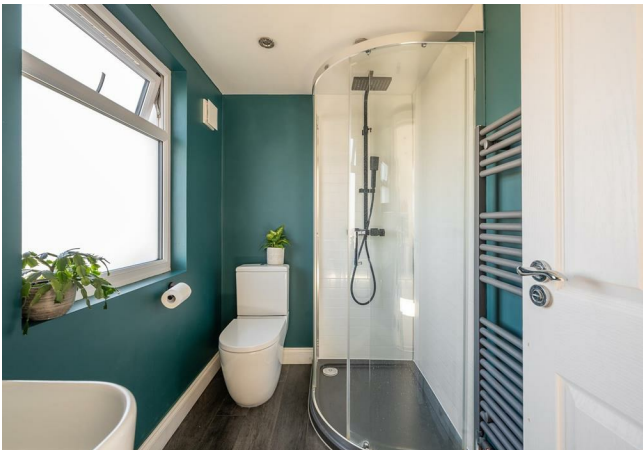
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Reception

13'3" x 24'4"

Kitchen

8'9" x 19'5"

WC

Storage

Bedroom

14'2" x 15'6"

Bedroom

11'6" x 11'5"

Bedroom

7'6" x 9'5"

Bathroom

8'4" x 5'6"

Bedroom

15'8" x 17'3"

Ensuite

7'0" x 4'11"

Garden

30'9" x 51'6"

Garage

18'9" x 8'1"



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