



Garden  
26'2"

Bathroom  
7'11" x 7'4"

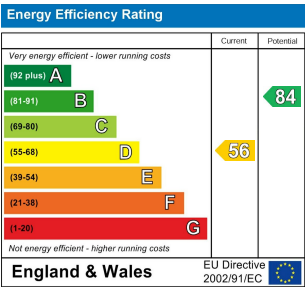
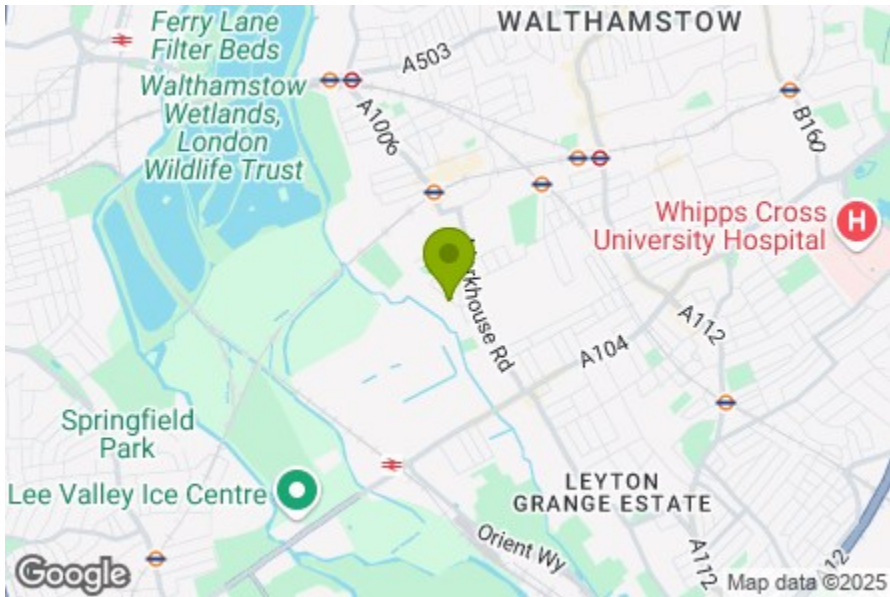
Kitchen  
12'3" x 8'7"

Reception  
24'0" x 13'10"

Bedroom  
11'0" x 8'9"

Bedroom  
13'10" x 12'6"

Loft Room  
10'11" x 10'2"



## ACACIA ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Freehold  
2 Bed House - Terraced



### Features:

- Two Bedroom House
- Victorian Terrace
- St James Street Location
- Through Lounge
- Secluded Rear Garden
- Quiet Residential Turning

A brilliantly spacious and beautifully restored two-bedroom Victorian terrace home, with classic features throughout, a private south-west facing rear garden – and a prime location on a residential street in one of Walthamstow's most eclectic corners and a short walk to Walthamstow village. St James Street station is 0.6 miles away, where you can breezily ride the Overground to Liverpool Street in just over 15 minutes. It's surrounded by top class food and drink based amenities too.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

You'll love the considered mix of materials and hues found throughout your home. In your double reception room, light floods through the generous bay window to create a great sense of space, while the timber flooring gives a feeling of warmth. The contrast between the neutral tones and the dark woodwork adds character, while still giving you room to add your own touches. The bespoke carpentry will be an added convenience, as well as looking great.

This attention to detail continues in the kitchen, where you'll find pristine inky blue units, stylish fittings and high spec appliances. The bathroom has a similar amount of traditional charm, with sparkling fittings and an over-tub shower.

It'll be hard to stay away from your lovely garden in summer. You'll particularly enjoy the leafy seclusion as you relax on the patio - as it's south-west facing you get optimum rays. Everyone will want an invite if you host a BBQ.

Back inside, on your first floor, you've got two pristine bedrooms - the in-built storage in the master is particularly stunning. Finally, in the loft you'll find a further room, which would make a perfect study, with plenty of eaves storage. Beyond that striking front door, you'll be perfectly placed for all that E17 has to offer... This whole neighbourhood has boomed with youthful energy in recent years, with several

independent business opening. You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including tasty brunch spot The Curious Goat and bar/pizzeria True Craft.

Or venture further south to the emerging scene around the Markhouse Road/Lea Bridge Road junction. Make your first stop event space Patchworks, which houses craft brewery Blondies. Need to escape beyond Walthamstow? It's just 12 minutes on foot to St James Street station, where the Overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 20 minute stroll to Walthamstow Central, where the Victoria line will get you straight to Kings Cross in 15 mins.

#### WHAT ELSE?

- Next to Walthamstow Central, you'll find the 17&Central shopping mall and a host of excellent amenities on the High Street. Forest Cinema has been a brilliant addition to the community, too.

- Situated in Walthamstow Pumphouse Museum - a mere five minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.

- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in May 2025 - and it'll be a little over a mile from your front door.



#### A WORD FROM THE OWNERS...

"We've loved living on Acacia Road, Walthamstow. The house has been great and the amount of space is fantastic for a terraced house, especially coming from a 1 bed flat in Hackney! We've enjoyed some lovely summers in garden having bbqs and playing in the paddling pool! We've made some wonderful memories here with our 2 little children! The neighbourhood and people are great. St. James park is fantastic for families and the marshes and wetlands are also a short walk away for a surprising amount of wildlife and green space for East London! Walthamstow Village is vibrant and has a real buzz with young professionals and families alike with lots of choice for a bite to eat or a swift drink! Walthamstow also benefits from great connections into London with the Overground and Victoria Line!"

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