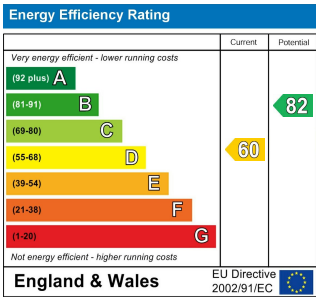




Total Area: 110.6 m² ... 1190 ft²

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.



WALPOLE ROAD, WALTHAMSTOW

Offers In Excess Of £925,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- South Facing Garden
- Some Original Features
- Close to Blackhorse Road Station

This elegant Victorian terrace spans three floors, offering three generously sized bedrooms and a stylishly extended kitchen diner. Thoughtfully updated, the home retains elements of its original design, seamlessly blending character with contemporary touches to create a warm and inviting atmosphere. A south-facing garden provides an ideal outdoor retreat, perfect for relaxing or entertaining. Conveniently located near Blackhorse Road Station, it benefits from excellent transport links, while local shops, cafés, and green spaces are all within easy reach.

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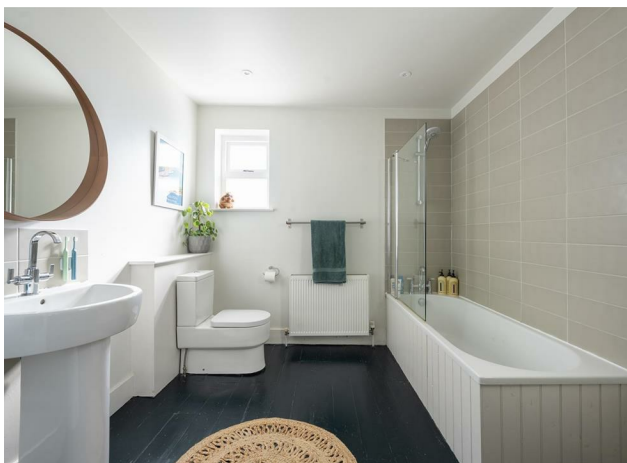
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IF YOU LIVED HERE...

Entering through your charming yellow door, the hallway leads to the reception rooms. The first, positioned at the front, is bathed in natural light from a bay window. Flowing into the second, this open-plan layout enhances space and connection. Both rooms are painted in a gorgeous sage, complementing two restored Victorian fireplaces finished in black. Rich wood flooring adds warmth, while built-in storage enhances the aesthetic. The semi-open-plan design continues into the kitchen, where the south-facing sun streams through, creating a bright and uplifting atmosphere.

The kitchen is a bright, airy space, enhanced by three skylights and glass doors opening onto the south-facing garden. Grey flooring and sleek cabinetry pair with crisp black/grey countertops, white-painted walls, and a classic tiled splashback. Spacious enough for a dining area, it's both inviting and functional—a perfect setting for entertaining or family meals. The south-facing garden is a sun-soaked retreat. A paved area is ideal for barbecues and gatherings, leading to a stretch of lawn basking in southern light. Spacious and versatile, it offers endless possibilities for relaxation or enhancement.

Ascending to the first floor, natural woven carpeting flows through the landing and bedrooms. The front-facing first bedroom is a peaceful retreat, illuminated by two windows. The second, bathed in sunshine, overlooks the garden and offers a generous, well-balanced space. At the rear, the spacious bathroom features a full-size bath with a shower overhead.

Two windows provide ample light and ventilation, while a built-in storage cupboard keeps the space uncluttered. Black-painted wood flooring contrasts beautifully with crisp white walls and light beige tiling, creating an elegant and tranquil retreat. At the top of the house, the third bedroom is a bright, spacious haven, filled with natural light from two skylights and a Juliet balcony. The natural woven carpeting continues, adding warmth underfoot. With generous proportions and eaves storage, this versatile space is perfect as a guest room, creative studio, or office. Perfectly positioned in the heart of Walthamstow, this home is close to the area's best attractions. The vibrant Walthamstow Beer Mile, home to independent breweries like Big Penny Social, is just a 16-minute walk. Lloyd Park, with its beautiful green spaces and the William Morris Gallery, is a short 15-minute stroll. Walthamstow Wetlands, on your doorstep, offers stunning walking trails and wildlife spotting. Families will appreciate the excellent local schools. Stonepark Primary School is just five minutes away, while Willowfield Secondary School is within a ten-minute walk, offering well-regarded options for all ages.

WHAT ELSE?

- Well connected, Blackhorse Road Station is a 12-minute walk, providing fast access to central London via the Victoria Line and London Underground. Numerous bus routes also serve the area, making travel effortless.
- Whether commuting, exploring, or simply enjoying the local scene, this well-connected location ensures convenience at every turn.



A WORD FROM THE OWNER....

"We've so loved our time in this culturally rich and family centred community, and adored our home. Waking up to make a coffee with the sun pouring through the kitchen windows. Getting cosy in winter in the living room. Teaching our daughter how to grow veg in the garden. We've loved the short walks to the wetlands, picking up fresh sourdough from Wild Grains, heading to the breweries and making use of all the parks nearby. We're very sad to be leaving just as Soho Theatre opens it's doors! Finally, the local community is so supportive. A thriving WhatsApp group has kept us in the loop with local tradespeople, area news and a few good swaps."

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Reception room

10'7" x 10'11"

Reception room

10'7" x 10'10"

Storage

Kitchen

13'9" x 17'4"

Bedroom

13'9" x 10'11"

Bedroom

8'6" x 10'10"

Bathroom

8'9" x 11'1"

Bedroom

12'5" x 19'4"

Garden

48



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