

Reception Room  
11'11" x 11'0"

Kitchen / Diner  
11'10" x 26'2"

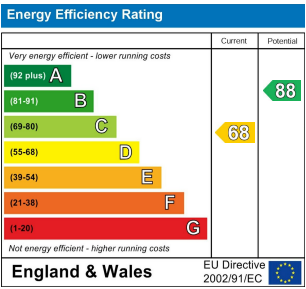
Bathroom  
8'2" x 5'1"

Bedroom  
11'11" x 11'1"

Bedroom  
11'11" x 11'0"

Garden  
34'9"

Garden Room  
10'2" x 12'0"



## BYRON ROAD, WALTHAMSTOW

Offers In Excess Of £775,000 Freehold  
2 Bed House - End Terrace



### Features:

- Two Bedroom Victorian Cottage
- Semi Detached
- Poets Corner Location
- Beautifully Presented
- Outbuilding
- Kitchen/Diner
- Short Walk to Walthamstow Central

A rare opportunity to own this beautifully presented two-bedroom semi-detached Victorian cottage, rich in character and charm. Spanning 908 ft<sup>2</sup>, this delightful home offers a spacious kitchen/diner, a private rear garden complete with a garden room, and all just a short walk from Walthamstow Central. Perfect for those who appreciate a touch of history while enjoying the convenience of city living, this charming home seamlessly blends period elegance with modern comfort—offering a tranquil retreat with effortless access to the heart of London.

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#### IF YOU LIVED HERE...

Ideally situated in Walthamstow's sought-after Poet's Corner, this beautifully renovated Victorian home perfectly balances period charm with contemporary design. Thoughtfully updated by its current owners, the property features a tactile design palette, wooden floorboards, and a seamless blend of original details with modern comforts.

Step through the iron gate into the neatly kept gravel-surfaced front garden, framed by coordinating iron railings atop a low brick wall. Inside, the reception room is packed with character and elegance, with original coving, picture rails, and a ceiling rose. An exposed brick feature wall highlights the cast iron fireplace, while plantation shutters provide privacy without compromising natural light.

The well-proportioned family bathroom makes a striking impression, pairing crisp white metro tiling with a bold forest green ceiling and feature wall. A matching deep green cabinet-mounted basin, a rain-head shower over a glazed bath, and vintage-patterned black-and-white floor tiles add a stylish, timeless touch. Wooden shelving and a mirrored cabinet ensure ample storage.

Beyond, the extended kitchen/diner is a light-filled haven, enhanced by a lantern skylight and bi-fold doors that fully integrate indoor and outdoor living. Rich dark

blue cabinetry, a classic Belfast sink, and integrated appliances—including a gas hob—offer both style and practicality. The island extends the workspace while doubling as a breakfast bar, making it ideal for socializing. Warm wood flooring, an exposed brick feature, and soft downlighting create a welcoming ambience.

The 34-foot garden is a lush, well-maintained retreat, with raised beds edged in thick wood slabs and neatly arranged planting. At its rear, the timber-clad garden room (82.62 ft²) offers a versatile space with sliding glass doors, perfect as a home office, guest suite, or gym.

Upstairs, two beautifully appointed double bedrooms (each 132 ft²) are decorated in calming tones. One features a black iron fireplace as a nod to the home's Victorian heritage, while both offer built-in storage without compromising on style.

This is a rare opportunity to own a stunning home in one of Walthamstow's most desirable pockets—where history, design, and modern convenience come together effortlessly.

#### WHAT ELSE?

- A short walk from Walthamstow Central Station connects you to Liverpool Street in 15 minutes on the overground, King's Cross St Pancras in 14 mins and Oxford Circus is just 20 mins away on the Victoria Line.



#### A WORD FROM OWNER...

"We have absolutely loved living here, it's in the perfect location for everything in Walthamstow from pubs, coffee shops, parks, and of course the Village. There is also a fantastic community on our road that is wonderful to be a part of. We will particularly miss being a stone's throw away from East of Eden studio, Buhler and Co and of course Yard Sale Pizza."

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