

Reception Room
12'1" x 12'1"

Dining Room
12'1" x 8'10"

Kitchen
11'9" x 11'5"

Bathroom
8'6" x 4'11"

Bedroom
12'1" x 11'9"

Bedroom
9'2" x 8'10"

Garden
41'11" x 15'8"



FOREST RISE, WALTHAMSTOW

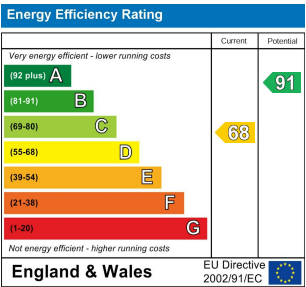
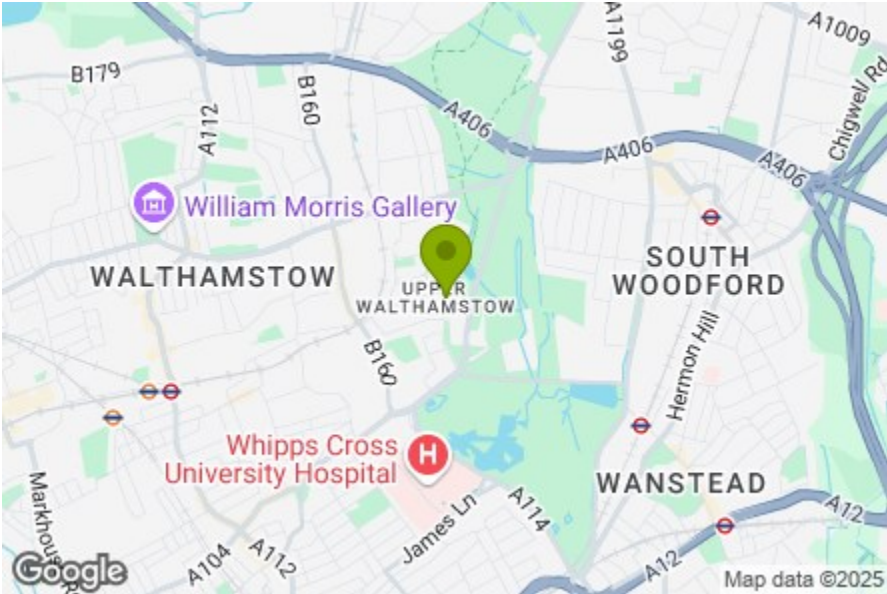
Offers In Excess Of £600,000 Freehold
2 Bed Cottage



Features:

- Two Bedrooms
- Victorian Cottage
- Rarely Available
- Moments from Epping Forest
- Short walking distance to Wood Street Station
- Beautifully Presented
- Large front garden

A rare opportunity to own a beautifully presented two-bedroom Victorian cottage, brimming with character and charm. Spanning 640 ft², this delightful home offers both a picturesque front garden and a generously sized, landscaped rear garden—perfect for those who love a touch of greenery. Just moments from the natural beauty of Epping Forest, yet only a short stroll to the convenience of Wood Street Station, this home strikes an enviable balance between serene retreat and city connectivity. Ideal for those who appreciate a slice of local history while enjoying effortless access to the heart of London.



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IF YOU LIVED HERE...

The approach to this home is pure charm—a winding gravel path leads you through the neatly manicured front garden, past a well-kept hedge and a magnificent magnolia tree, right up to the striking brick-arched front door. Step inside, and you're welcomed into the reception room, a space that perfectly balances warmth and style. Honey-hued wooden floorboards set the tone, while an original iron fireplace sits elegantly against a deep forest-green feature wall, creating a cosy retreat after a long day.

The adjoining dining room mirrors the warmth of the reception with the same wooden flooring and features a handy half-height built-in cupboard nestled beside the chimney breast.

Beyond lies the kitchen—a sleek yet inviting space with charcoal-grey cabinetry, a classic Belfast sink, and integrated appliances, including a gas hob. Thick wooden countertops add a natural touch, with one end cleverly extending into a breakfast bar—ideal for keeping things social while you cook or for quick, relaxed meals. A glazed door leads out to the garden.

The well-proportioned family bathroom combines crisp white metro tiling with bold forest-green accent walls. A cabinet-mounted basin and a glazed bath/shower combination add contemporary flair, while vintage-patterned black-and-white floor

tiles bring a touch of timeless elegance.

Step outside, and the garden is a true highlight—stretching 42 feet and designed with care. Mature shrubs and ivy provide lush greenery all year round, while a mix of sandstone tiling and lawn creates the perfect setting for summer gatherings or peaceful afternoon lounging. A discreet shed at the rear keeps gardening tools and seasonal essentials neatly tucked away.

Upstairs, you'll discover two beautifully appointed double bedrooms. The larger (133.32 ft²) overlooks the pristine front garden, its black iron fireplace hinting at the home's rich history. A built-in wardrobe adds practicality without compromising on style. The second bedroom (83.70 ft²), painted in a warm taupe, enjoys a delightful outlook over the back garden, with charming sash windows and a full-height built-in cupboard with a rustic wooden door.

WHAT ELSE?

Wood Street station is half a mile on foot and will get you directly to Liverpool Street in 20 minutes. Alternatively, Walthamstow Central is just one stop away for the Victoria line.

Wood Street itself offers several supermarkets and plenty of coffee shops and eateries to explore.

Walthamstow Village, a peaceful collection of part-pedestrianised streets home to some of the best bars, restaurants and gastropubs for miles around, is well worth the fifteen minute walk.



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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