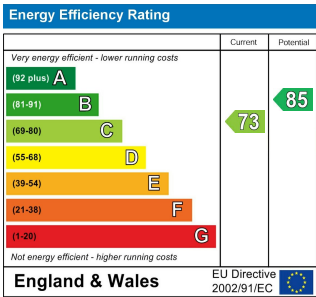


Total Area: 106.8 m² ... 1149 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



CHELMSFORD ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Victorian Terrace
- Loft Converted
- Spacious Kitchen/Diner
- Overlooking Thomas Gamuel Park
- Queens Road Location
- Quiet Residential Turning

Bright and bursting with character, this four-bedroom, two-bathroom home is a real unique gem, with its charming garden, immaculate decor, converted loft, excellent location and spacious kitchen/diner.

Walthamstow Village is 15 minutes away, while Walthamstow Central station is a similar distance to speedily transport you to the centre of London. St James Street is a couple of minutes further, where you have even more excellent amenities and transport options, and the greenery of Walthamstow Wetlands can be found a short stretch beyond.

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IF YOU LIVED HERE...

After exploring your new neighbourhood, you'll completely understand why E17 is so often dubbed as one of the coolest places to live in the press, but there's more to this home than the location...

The striking Victorian features such as the brick frontage give the property its character, but you'll love the restoration details found throughout.. For instance, your reception room is a light-filled sanctuary, with original floorboards, sash windows and gorgeous bespoke carpentry, as well as plenty of space for spreading out.

The spotless decor carries on through to the bright dine-in kitchen, which is a stylish affair with pristine cabinets, immaculate tiling, high-spec appliances and a glorious island taking centre stage. It's all brilliantly bright thanks to the sky lights and patio doors, which open up to your sun trap garden. This fantastic space has been masterfully landscaped with a rich mix of foliage, luscious lawn and large patio. You'll love relaxing there and taking in the leafy view with the charming outhouse as the backdrop.

On the first floor, you've got two bedrooms, each with spotless decor, plus a family-sized bathroom, which has beautiful tiling, designer wallpaper, vintage-style fittings, a walk-in shower and claw-foot tub. Up in the loft, you have a further two bedrooms, one with a pristine ensuite - and plenty of eaves storage.

As for further beyond, Thomas Gamuel Park is mere seconds away, while Walthamstow Wetlands and Lloyd Park are both walkable - or an even quicker bike ride. Walthamstow Village is a 15 minute stroll, where you'll find an amazing selection of eateries, including Poke bowl specialists Peeld, award-winning Eat 17, Orford's Fish & Chips and newbie on the block Ruff's Bistro. Why not make your new coffee shop the newly opened artisan bakery Suba? It's a few mins away and rest assured that the queuing is well worth it.

As well as having Walthamstow Central station 15 minutes away for easy access to the Victoria line and Overground, Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

-Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow set to open there this spring.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and convenient chains. Forest Cinema has also opened in that area, perfect for movie nights.

-Parents will be pleased to know that there's an abundance of great primary/secondaries in the area.



A WORD FROM THE OWNERS...

"We love the fantastic location, which offers easy access to numerous amenities, including public transport, the village, excellent schools, the marshes, and the theatre. Living on such a peaceful road with a park is ideal for family life. The street has a wonderful sense of community, with everyone supporting one another. The local WhatsApp group is very active, and there's a jumble trail in the summer. The park serves as a central meeting point for other local families."

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Reception Room

25'3" x 12'5"

Kitchen / Reception Room

18'4" x 11'0"

Bathroom

8'7" x 6'9"

Bedroom

12'11" x 7'3"

Bedroom

12'6" x 10'1"

Bedroom

8'0" x 6'7"

Bedroom

18'4" x 8'4"

Ensuite

Eaves Storage

Garden

39'4"



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