



Total Area: 92.1 m<sup>2</sup> ... 992 ft<sup>2</sup>

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.

Reception room  
14'9" x 12'3"

Storage

Reception room  
14'9" x 11'0"

Storage

Kitchen  
7'8" x 10'7"

Bathroom  
7'6" x 6'6"

Storage

Side garden  
22'3" x 10'11"

Garden  
39'4" x 20'2"

Bedroom  
14'9" x 10'7"

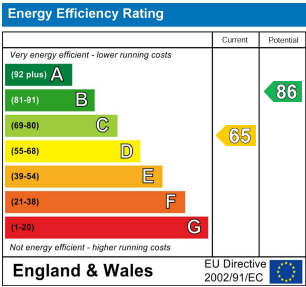
Bedroom  
12'0" x 11'0"

Storage

Dressing room  
7'10" x 10'8"

Storage

WC



## CHELMSFORD ROAD, WALTHAMSTOW

£2,395 Per Calendar Month

2 Bed House - Semi-Detached



### Features:

- Two bedroom Victorian house
- Semi detached
- Wood flooring
- Side access
- Mature rear garden
- Overlooking Thomas Gamuel park
- Modern fitted kitchen
- Dressing room
- Available April

A refined two double bedroom semi detached with a dressing room to the primary bedroom, twin receptions and a beautiful garden, all overlooking Thomas Gamuel Park. Here, the very best of Walthamstow's amenities are within easy reach.

Walthamstow Central underground and overground station is a mere fourteen minute walk away. From there, you'll be in the West End or Liverpool Street in just twenty minutes.

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#### IF YOU LIVED HERE...

You'll be enjoying the delectable designer flourishes of your new home anew every day. Your lounge comes in at a grandly spacious 180 square feet with walls sublime in Chartreuse green and shutters over the bay window, the lush green environs of the park beckoning just beyond. Follow the broken plan space through to your 165 square foot dining room; with views out to the garden it's another divine place for hosting. Off here and your kitchen's home to a glossy cream suite of cabinets housing integrated appliances with recessed spotlights twinkling overhead.

Step through the door here for a patio area perfect for barbecues leading to a lawn flanked by thriving beds and ending in a raised deck. It's a superlative spot to relax and entertain. Back inside and the ground floor's completed by a bathroom decked out in sparkling white tiles with a shower over the teardrop tub, plus a Belfast sink. Upstairs and you'll find two delightful cosily-carpeted large double bedrooms - the one to the rear complete with a dressing room and a handy heather-hued WC.

Outside and you're enviably located fourteen minutes' walk from Walthamstow's famed Village, celebrated for its leafy pedestrianised areas, independent cafes, gastropubs, and artisanal shops. Justifiably one of the most popular areas in Walthamstow, its charms also include museums and churches, with tranquility for the taking. Closer to home and Thomas Gamuel Park, with gardens, playgrounds and open green spaces, is literally on your doorstep. Perfect for picnics.

#### WHAT ELSE?

- Local schools are excellent; you have twenty eight primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted, an incredible eight of which have been handed 'Outstanding' status.
- If you're in the mood for cocktail chic with a bistro vibe then head to Eat 17 in the Village. With locally-sourced ingredients and the freshest scallops courtesy of Potter Street Fishmongers, you can't really go wrong here.
- Around Walthamstow Central Station you'll find the Empire Cinema entertainment complex (nine screens and half a dozen adjacent restaurants) as well as the huge range of shops at the Walthamstow Mall and the independent bars and pubs of Hoe Street.



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

"We have loved our time here; the house is warm, bright, sunny and cosy, on a quiet one-way road, opposite the beautiful local park. Our local community and neighbours are wonderful and we've made some good friends. The garden has had a lot of love over the years and gives us so much pleasure watching the different seasons and enjoying summer evenings on the deck. It is a fabulous house and garden for relaxing in or entertaining. Excellent location for transport into London, but also perfect to escape into nature for runs, walks or bike rides down the marshes or Epping Forest. There are some fabulous local shops, pubs and restaurants within a ten minute walk."

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