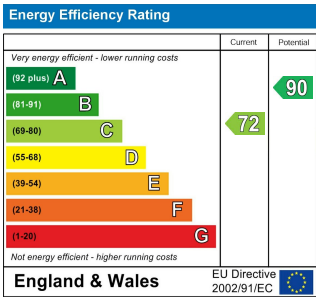


Total Area: 87.6 m² ... 943 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



CENTURY ROAD, WALTHAMSTOW
Offers In Excess Of £800,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Victorian Home
- Mid Terrace
- Beautifully Presented
- Extended Kitchen
- Ground Floor WC
- Easy Access to Walthamstow Wetlands
- Short walking distance to Blackhorse Road Station

Enviably located in a residential spot close to Blackhorse Road, this stunning two-bedroom Victorian terrace home is bursting with highlights, including the artfully extended dine-in kitchen, ground floor WC, utility room, first floor bathroom and charming garden. As for the neighbourhood, it's buzzing with amenities and excellent transport links, including access to the Victoria line just 0.4 miles away.

REQUEST A VIEWING
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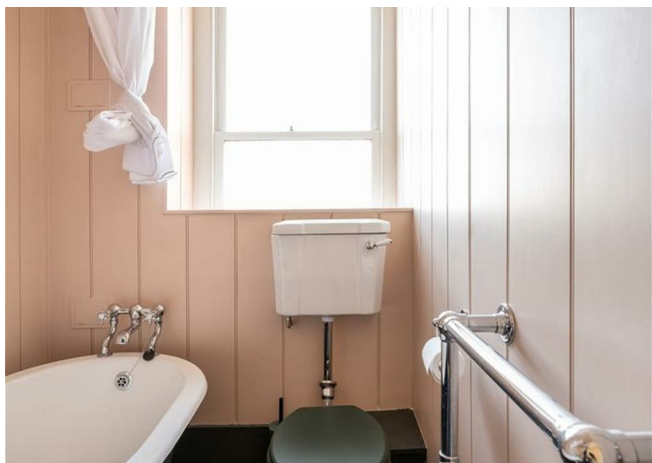
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IF YOU LIVED HERE...

This is classic Victorian design at its best, with almost a thousand square foot of evenly balanced space that's been artfully updated in a way that keeps tradition at its heart. The hallway sets a tone that's continued throughout the rest of the home, with wood paneling and original flooring. Onwards, the reception room is bursting with light thanks to the generous bay windows fitted with sash frames, and you'll be wowed by the period features such as the ceiling rose and fireplace surround.

Towards the rear, you'll find the utility room and WC ultra convenient, but the open plan kitchen/diner is the true show stopper. There's plenty of room for lounging and dining, so entertaining will be high on the agenda. The sage green shaker-style cabinets are pristine, as are the appliances including double oven and wine fridge. You'll love the fittings, from the stylish electrical sockets to the brass tap over the butler sink. The breakfast bar smartly divides the space, while the sky lights and Crittall patio doors add brilliance.

During warmer months it'll be a pleasure being able to spill out into the rear garden, where you can eat on the patio and also make use of the charming pergola overhead. The mature foliage and contemporary slated fencing adds a real sense of seclusion, too.

Head up your staircase - complete with a stylish seagrass runner - and you'll find two immaculate bedrooms, including a master with in-built storage. Last but definitely not least, the bathroom is gloriously traditional with a shower over the beautiful claw-foot

tub and a lovely contrast between the soft blush pink panelling and monochrome flooring.

Beyond your home, you might be surprised with the amount of nature within easy reach; the Walthamstow Wetlands are only 12 minutes away, while Lloyd Park is the same distance in the other direction.

As for food and drink-based perks, much-lauded SlowBurn is nine minutes on foot, while Jaunty Coffee is four mins on foot. You're also a short skip from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, Signature, Exale and Big Penny Social.

And if you need to escape further afield, it's a nine minute stroll to Blackhorse Road station, where you have access to the Victoria line and Suffragette Overground. St James Street station is only five minutes further away, where you can catch the Weaver Overground directly to Liverpool Street.

WHAT ELSE?

- Parents will be pleased to learn that you have numerous great primary/secondaries in the area.
- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.
- By May 2025 you'll also be able to enjoy the benefit of being just over a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019 commitment to place culture at the heart of its communities'.



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

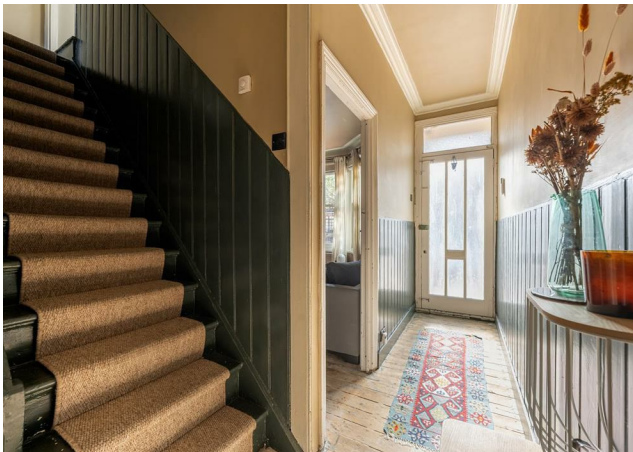
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Garden
21'3" x 15'7"

Bedroom
9'4" x 8'5"

Reception Room
11'3" x 12'1"

Bathroom

Kitchen/ Diner
13'7" x 23'3"

Utility

Bedroom
14'11" x 10'5"



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