



Reception Room  
9'10" x 19'0"

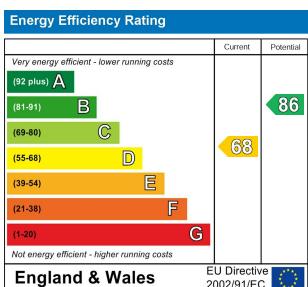
Kitchen / Diner  
10'7" x 26'6"

Bedroom  
8'6" x 8'10"

Bathroom  
6'2" x 9'6"

Bedroom  
8'10" x 12'1"

Bedroom  
14'9" x 12'5"



**WAVERLEY ROAD, WALTHAMSTOW**  
Offers In Excess Of £800,000 Freehold  
3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Victorian Terrace
- Close To Wood Street
- Kitchen/Diner
- South Facing Rear Garden
- Wooden Floorboards
- Short Walk To Walthamstow Village
- Chain Free

A beautiful, three-bedroom Victorian terraced home, arranged over two floors, covering 1041 ft² with double open-plan reception rooms on the ground floor, kitchen/diner and a south-facing garden to the rear. With beautiful bay windows and wooden flooring, this property is packed with character. Wood Street Station is conveniently close, ensuring you'll be through to Liverpool Street in under 30 minutes via direct Overground services or connecting to the Victoria Line at Walthamstow Central in one stop. Walking distance to the historic charm of Walthamstow Village, perfect for a relaxed stroll as well as local amenities. Offered chain-free for those keen to make their mark.

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#### IF YOU LIVED HERE...

Your spacious 280 square foot kitchen and living area is full of personality. The kitchen makes a strong first impression with its striking chequerboard floor and smart hardwood cabinetry accented in black. A large bay window floods the space with natural light, while four elegant pendant lights add a warm, ambient glow. Moving into the lounge, pale timber floors reflect even more light from a set of glazed double doors and a second bay window, creating a bright, welcoming feel throughout.

Step outside and you're greeted by a thoughtfully landscaped garden, beginning with a slate-paved patio beneath a wooden pergola—perfect for relaxing or dining outdoors. Mature planting brings a sense of calm and seclusion, with brick-edged beds adding structure and colour. A raised seating area offers a private spot to unwind, while a neatly tucked-away shed keeps things practical. Thanks to its south-facing aspect, you'll enjoy sunlight from morning to evening.

Another set of patio doors brings you back into a second reception room—light-filled and spacious, with dual-aspect windows including another bay, and warm wooden floors.

Upstairs, the main bedroom is calm and inviting with restored hardwood floors, two large windows (including a bay), and soft, neutral tones. The second double room is

just as thoughtfully decorated and looks out over the garden. A skylight brightens the landing, and the third bedroom—also a double—offers more of those peaceful green views.

The bathroom feels polished and modern, with oversized black floor tiles, glossy white walls, and a large walk-in shower.

#### WHAT ELSE?

- Parents will be delighted to know that eighteen primary and secondary schools, within a mile of your home, have been rated as 'Outstanding' or 'Good' by Ofsted.
- Your new local will be The Duke on Wood Street. It's so much more than just an excellent, family-friendly gastropub, with many exciting events including regular DJ and quiz nights.
- Check out the charming Wood Street Indoor Market, where you'll find quirky independent shops, vintage treasures, and artisan cafes.
- With excellent transport links, including Wood Street Overground Station on the Weaver Line provides direct connections to Liverpool Street in under 20 mins and Walthamstow in under 5 mins, you're just a short commute from the buzz of central London while enjoying the charm and creativity of this thriving East London neighbourhood.



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

"We moved into 46 Waverley Rd just as our first child was born and have such warm feelings about the house, the wonderful neighbours and the area. The house was completely renovated by us including all flooring, wiring, bathroom and room restructuring. We opened up the space to allow more light into the communal areas and made the kitchen and dining room the heart of the house. In the garden, the previous owner had tended the most beautiful roses for over 30 years and we continued her work by adding a fig from seed and a fine magnolia, both of which are now flourishing alongside the roses. The areas transport and local shops was perfect for our lifestyle with young children and 2 working parents. Wood street continues to thrive and grow with it's healthy mix of new developments and historical elements."

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