

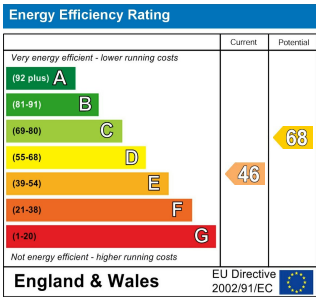
MELBOURNE ROAD, WALTHAMSTOW  
Offers In Excess Of £975,000 Freehold  
4 Bed House - Mid Terrace



Features:

- Four Bedroom Home
- Victorian
- Beautifully Presented
- Extended Kitchen
- Short walking distance to Blackhorse Road Station
- Easy Access to Walthamstow Wetlands
- Family Bathroom

This beautifully presented four-bedroom Victorian home offers an exceptional blend of period charm and modern living. Thoughtfully extended, the spacious kitchen creates a wonderful heart of the home, perfect for both family life and entertaining. Across its generous layout, you'll find versatile bedrooms, a stylish family bathroom, and elegant living spaces filled with natural light and character. Set in a sought-after Walthamstow location, it's just a short stroll to Blackhorse Road Station, making commuting a breeze, while the tranquil Walthamstow Wetlands are within easy reach for weekend walks and nature escapes. A perfect setting for families or anyone seeking space, style, and convenience.



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IF YOU LIVED HERE...

This Victorian home makes an immediate impression with its vibrant blue front door, classic brick façade, and crisp white-painted details. Step inside, and the double reception welcomes you with a wonderful sense of brightness, thanks to the bay window at the front and dining space at the rear. Original features including a cast-iron fireplace with a working wood burner, ornate ceiling roses, coving, and polished wooden floors bring timeless character. The generous proportions offer plenty of space for family life or entertaining, blending warmth and elegance with ease.

Toward the rear, the extended kitchen and dining area is bathed in daylight from a large skylight and a wall of steel-framed glazing. Stone-effect cabinetry, granite worktops, a central breakfast bar, double ovens, and a gas hob create a space that's as functional as it is stylish. A handy WC is discreetly positioned beneath the stairs, adding welcome convenience just off the main living areas. French doors and an additional single door open onto the garden, creating a seamless connection to the outdoors.

The garden itself is a beautifully designed sanctuary, with a paved path winding through mature greenery and planting, leading to a raised deck at the back – perfect for outdoor dining or quiet moments. Timber fencing and established borders ensure excellent privacy, making it a space to truly unwind.

Upstairs, the front double bedroom enjoys lovely natural light from the wide bay window and features a ceiling rose, decorative cornicing, and polished floorboards. A

second double at the rear offers flexibility as a bedroom, guest room, or workspace. The bathroom is a real centrepiece, with a clawfoot roll-top bath, vintage-style high-level cistern, soft green metro tiles, and the charming detail of a stained glass panel set into the door – creating a space full of period charm and comfort.

On the top floor, the loft bedroom offers twin skylights, built-in wardrobes, and access to eaves storage, while the fourth bedroom makes an excellent study or guest room. A smart shower room with marble-effect tiles, walk-in enclosure, and vanity unit completes this versatile upper floor.

Set within vibrant Walthamstow, you'll enjoy the best of green spaces, community, and local culture. Lloyd Park offers wide lawns and galleries to explore, while the expansive Walthamstow Wetlands invites you to stroll along peaceful nature trails. For dining and socialising, there's no shortage of options – from Big Penny Social on the Walthamstow Beer Mile to a thriving scene of independent cafes, bakeries, and markets. Families are well served too, with excellent local schools including Stoneydown Park Primary and Willowfield Secondary, adding even more appeal to this welcoming neighbourhood.

WHAT ELSE?

For travel, Blackhorse Road Station is around a 10-minute walk, connecting you swiftly to the Victoria Line and Overground services. St James Street Station and Walthamstow Central are also close by, offering excellent rail, Underground, and bus links across London. Whether heading into the city or exploring nearby neighbourhoods, you're well placed for a smooth and convenient journey in any direction.



A WORD FROM OWNER...

"We have absolutely loved living in Melbourne Road over the last nine years, it has genuinely been a real joy! Being so close to the Victoria Line means the West End is accessible in 20 minutes and St. James overground is just a 10-minute walk away, which takes you directly into the city. Making commuting and socialising in town an easy experience. The area surrounding our home feels like you're in a little village with the William Morris gallery, Lloyds Park, Wetlands, and the Blackhorse Beer mile all on the doorstep. We regularly go to the Walthamstow Trades Hall with its eclectic mix of events, watch live music or comedy at the Rose and Crown pub, and have already visited the newly opened Soho theatre Walthamstow. All of which are just a stone's throw from home. We have lovingly renovated the property to create a beautiful and spacious environment, transforming it from an unloved two bed terrace into a bright and airy four bed family home. Amongst other things we have added a loft conversion with shower room, a new roof, a side-return kitchen extension, and landscaped the garden. We have retained and enhanced the original Victorian features whilst introducing modernity, in the form of crittall style glazing throughout the ground floor. We have been blessed to be the custodians of such a special place and will be very sad to leave, but the time is right for us to move out of London for pastures new. We hope that whoever lives in the house next, loves and enjoys it as much as we have."

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**Reception Room**  
10'10" x 27'5"

**Bedroom**  
14'1" x 14'2"

**Kitchen**  
13'11" x 18'11"

**Bathroom**  
7'7" x 5'8"

**WC**

**Bedroom**  
7'10" x 11'4"

**Bathroom**  
8'3" x 11'0"

**Bedroom**  
12'6" x 13'5"

**Bedroom**  
8'11" x 12'8"

**Eaves Storage**



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