

Lean To
13'9" x 5'2"

Kitchen / Diner
13'9" x 13'1"

Lounge
23'7" x 14'9"

Shower Room
12'5" x 4'3"

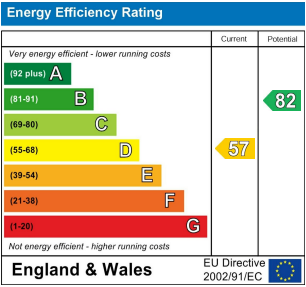
Bedroom Three
12'5" x 8'10"

Bedroom Two
12'5" x 10'9"

Bedroom One
18'4" x 12'9"

Bathroom
11'9" x 9'6"

Master Bedroom
18'4" x 17'4"



PENDLESTONE ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom Home
- Victorian
- Moments from Walthamstow Village
- Chain-free
- Short walking distance to Walthamstow Central Station
- Kitchen/Diner
- End of Terrace

This beautifully proportioned Victorian home offers 1,654 sq ft of light-filled, comfortable living across four double bedrooms, two bathrooms, and an expansive through lounge. There's also a practical lean-to for extra storage and a private outdoor space to enjoy. Tucked on a quiet street just an 8-minute walk from Walthamstow Central (Victoria Line and Overground), you're perfectly placed to enjoy the area's buzzing food scene, independent shops, and green spaces—no surprise it's once again topped The Times list of best places to live.

REQUEST A VIEWING
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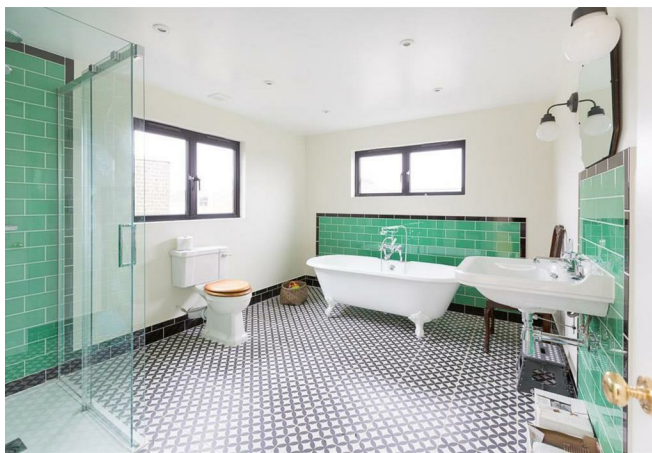
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IF YOU LIVED HERE...

From the moment you arrive, this home has a quiet confidence about it. With its elegant covered portico, bright white window frames, and beautifully kept brickwork, it's a house that's clearly well loved.

Inside, the reception room instantly makes you feel at ease. Stretching nearly 24 feet, it's a bright, welcoming space with a bay window at one end and a log burner—ideal for curling up in front of with a book on chilly evenings. Original features like oak floorboards, coving, and dado rails nod to the home's Victorian roots, while expansive built-in bookshelves invite you to start (or expand) your personal library.

The kitchen-diner is made for easygoing meals and good conversation. White cabinetry and a metro-tiled splashback sit beautifully against thick wooden worktops, and there's a view out to the garden plus adjustable lighting for moody evenings. Just off the kitchen, a lean-to offers extra space for bikes, muddy boots, or a laundry setup and opens directly to the garden beyond.

Out back, the Mediterranean-style paved garden is a delight—low maintenance and full of life, with raised beds, mature shrubs, and even an olive tree. It's perfect for long summer lunches or laid-back evenings with friends. There's a handy shed too, stocked and ready with logs for the fire.

Upstairs are three double bedrooms, each with its own personality and plenty of light. The largest, at the front, is a generous 219 sq ft approx with a classic bay window. The shower room is clean-lined and thoughtful, with a walk-in rain shower, useful alcoves, and a refreshing blue-and-white tile palette.

At the top of the house, the loft has been transformed into a light-filled principal bedroom. With three Velux windows, double doors opening onto a Juliet balcony, and a private ensuite, it's a calm retreat. The bathroom up here is something special, too—geometric floor tiles, emerald accents, and both a clawfoot bath and walk-in shower, depending on your mood.

WHAT ELSE?

- Conveniently located a stroll from Walthamstow Central Tube Station, making residents incredibly well connected with the London Underground, National Rail and bus services. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat.
- Nature lovers will enjoy exploring Walthamstow Wetlands, Europe's largest urban nature reserve, just a short bike ride or bus away. Lloyd Park offers an outdoor gym, tennis courts, scenic picnic spots, and the renowned William Morris Gallery, perfect for art lovers.



A WORD FROM THE OWNERS...

"This was our very first home, and it holds so many wonderful memories. We loved being in Walthamstow Village, it offered the perfect balance of arts, culture and vibrant community. Really easy public transport and good schools. We loved the big rooms with wooden floorboards and had many cosy nights with the wood burner. We'll really miss it but it's time for us to move on."

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