

Reception Room  
12'2" x 10'10"

Kitchen  
11'3" x 10'9"

Bathroom

Bedroom  
13'4" x 7'3"

Bedroom  
9'7" x 9'6"

Garden  
26'2"



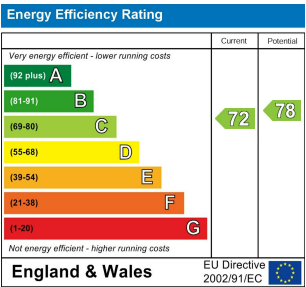
FARMILO ROAD, WALTHAMSTOW  
Offers In Excess Of £465,000 Leasehold  
2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Ground Floor
- Well Presented
- Private Garden
- Short walking distance to Walthamstow Village
- Easy Access to Walthamstow/Hackney Marshes

A stylishly restored two-bedroom period conversion, full of striking yet thoughtful features. As well as the spacious south-facing garden at the rear, there's a separate reception and dine-in kitchen, plenty of storage space and an abundance of natural light. As for the location, this is a truly excellent spot with easy access to Walthamstow Village, Leyton, Clapton and more. Transport is great, as are the local amenities.



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#### IF YOU LIVED HERE...

You'll love this fantastic part of E17, which is perfectly nestled between Hackney Marshes, Leyton, Walthamstow Village, Walthamstow Central and St James Street. There are so many pockets to explore, each offering a fantastic variety of amenities.

Meanwhile, at home you've got 573 square foot of meticulously designed space to enjoy. The reception has been beautifully finished, with spotless decor and a generous bay window, which allow the light to pour in. The dine-in kitchen balances traditional style with modern touches, with its glossy worktops, high spec appliances and sleek cabinets. This theme is continued in the bathroom, where you'll find spotless features such as the black fittings and floor-to-ceiling tiling.

Both bedrooms have more of that immaculate and thoughtful decor - the smaller of the two would make a great home office if preferred. Finally, your south-facing garden is fantastically spacious, with a lush lawn and seating area, perfect for al fresco dining.

You've got plenty more greenery nearby, too; Thomas Gamuel park is a short hop away, where you'll find rolling lawns, sport facilities and an excellent playground. The always-charming Walthamstow Village is less than a mile away - and packed with brilliant eateries, while the same distance in the other direction, you'll find St James St and its creative hub CRATE, a great spot for socialising. Closer to home, you'll find

the Bakers Arms neighbourhood, which has gems such as Bromley's Cafe, Gnarly Vines and sensational artisan bakery Suba.

You're less than a mile from a huge variety of train stations, including Walthamstow Central (Victoria and Weaver), St James Street (Weaver), Lea Bridge Road (Greater Anglia), Leyton Midland Road (Suffragette) and Walthamstow Queen's Road (Suffragette). Buses are also plentiful, with the 55 and 56 to Central London via Hackney both passing nearby.

#### WHAT ELSE?

-If you're after a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which recently won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.  
-After a huge rebuild, the Lee Valley Ice Centre only recently reopened, offering a range of courses, sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.  
- 13 minutes away, your new local is the European, a beautifully refurbished local pub, complete with a newly installed kitchen serving delicious pub classics with a changing daily menu combining a French theme along with traditional Sunday roasts.



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

"We've absolutely loved living in this home — its bright, airy feel has made it a perfect space to live, work, and raise our family over the past five years. The garden has been a real highlight, ideal for hosting dinners, growing herbs and veg in the summer, and enjoying peaceful outdoor moments. The neighbourhood is one of the reasons we've stayed so long. You're just a short walk from fantastic pubs (including our favourite, Blondies), the local library, great coffee spots, and an abundance of family-friendly activities. There's a real sense of community here, with green spaces like the Marshes, Wetlands, and Epping Forest nearby — perfect for weekend walks and outdoor adventures. It's a truly special pocket of London with so much to offer."

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