

GROSVENOR PARK ROAD, WALTHAMSTOW

Offers In Excess Of £975,000 Freehold

3 Bed House - Terraced



Features:

- Three Bedroom house
- Victorian Terrace
- Sought after Village Location
- 85ft Rear Garden
- Original Features
- Close To Tube
- Cellar

A characterful three bedroom Victorian terrace, with a wealth of sociable space positively bursting with vintage charm, a state of the art kitchen and a lengthy rear garden. It's all enviably located just five minutes from the beating heart of our highly sought-after locale of Walthamstow Village.

Walthamstow Central station, with direct, twenty minute runs to Oxford Circus and Liverpool Street, is less than a half mile on foot.

REQUEST A VIEWING
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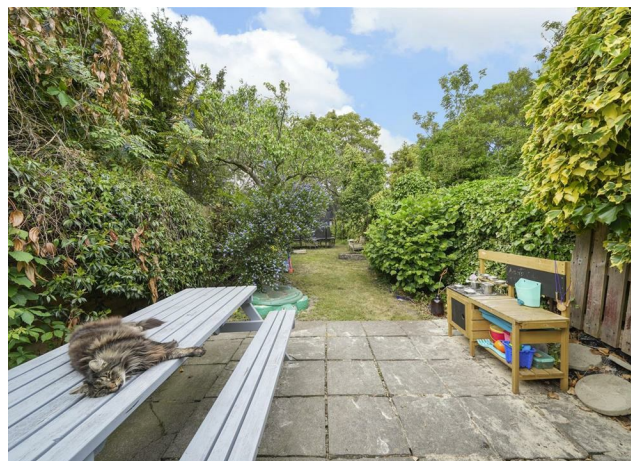
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IF YOU LIVED HERE...

You'll be welcoming friends and family into the first of your triple set of reception rooms – your lounge comes in at 145 square feet and features a classic bay window with shutters framing tranquil leafy street views, a vintage hearth with wood burner centrepiece and stately Hague blue doors. Reclaimed teak floorboards run underfoot throughout the open plan space into your living room and through to your third hosting option, the dining room.

It's a beautifully arranged space, wonderfully skylit and with a trio of windows ushering in swathes of natural light, plus built-in storage, an exquisite ebony original hearth and pendulum lighting over the dining area. Continue through into the kitchen to be greeted by a gleaming white suite, double Belfast sink, metro tiled backsplash, timber worktops and a chef's oven.

Head towards the rear, past an immaculate WC and utility area, to reach your enviable eighty five foot rear garden. A patio area perfect for al fresco entertaining leads on to a lengthy lawn flanked by mature foliage and thriving beds and ends with a handy shed. It's all barely overlooked; the ideal retreat from city living. Back inside and head up the stairs, past another glorious skylit overhead in the landing, to your three double bedrooms and bathroom.

Your master bedroom comes in at 160 square feet and enjoys more of those covetable timber floorboards and a twin set of windows (again with shutters) framing yet more

leafy views. Next door, bedroom two is another double of 100 square feet set to the same high standard and with a peaceful garden vista, while bedroom three is another lovingly appointed 100 square foot space with timber beams overhead and more incredible green views. Lastly, your family bathroom is impeccable in sandstone tiling with a tub and rainfall shower plus mirrored cabinets and a double length heated towel rail; quite the space to wash away the day.

Outside, you have all the delights of Walthamstow Village at your fingertips. This peaceful, part-pedestrianised set of streets is home to the finest independent restaurants, gourmet gastropubs and artisanal bars for miles around. From the craft ales at Wildcard Brewery, to the superb independent wine shop, also serving up delicious cheese and charcuterie, In Vino Veritas, to the mouth-watering European cuisine of La Ruga (Walthamstow Village's oldest restaurant), there's something for every taste right on your doorstep.

WHAT ELSE?

- Walthamstow is justly proud of its excellent schools and your neighbourhood is no exception. In just a one mile radius you have no fewer than twenty seven primary/secondary schools rated 'Good' or better by Ofsted, fully eight of which are deemed 'Outstanding'.
- You're spoilt for choice when it comes to a new local, but we'd encourage you to try The Castle, a classic foodie pub just five minutes in a straight line from your new home.
- The Empire Cinema entertainment complex, with nine screens and half a dozen adjacent restaurants, is around a ten minute walk.



A WORD FROM THE OWNER....

"We've loved living in this house for the past 10 years. It's been a wonderful place to start a family, with an amazing community spirit. We made lifelong friends in the area and my son has thrived at the 'Outstanding' primary school at the end of the road. The wide tree lined street means there's such a peaceful atmosphere - you can see greenery from every window. The garden is larger than most in the area and really feels like an escape from the city. The location is perfect - having a play park at the top of the road has been amazing! Orford Road, with its gorgeous shops, pubs and bars is just a short stroll away, and beyond that we've loved Ravenswood, the new Soho Theatre, the yoga and fitness studios, as well as having so much nature nearby in Walthamstow Wetlands, the marshes and the forest. It's a truly special place to live, and though it's sad to say goodbye, I hope it's also the start of a wonderful new chapter for whoever comes next..."

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Lounge
13'9" x 10'5"

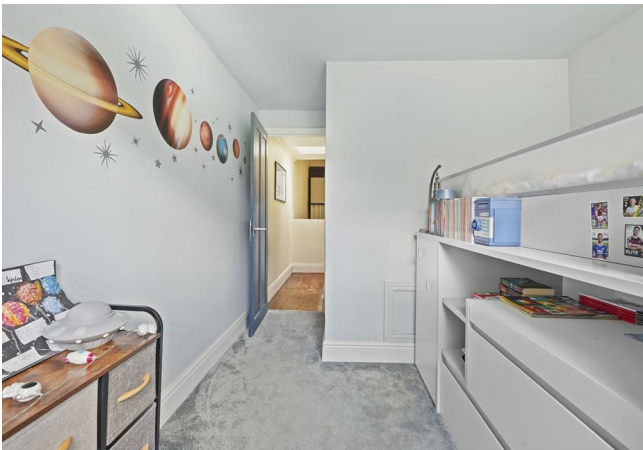
Living Room
12'1" x 8'10"

Dinning Room
13'5" x 12'1"

Kitchen
8'10" x 7'6"

Utility Room
9'2" x 8'6"

Ground Floor w/c



Bedroom
13'9" x 12'1"

Bedroom
11'9" x 8'10"

Bedroom
12'9" x 8'6"

Bathroom
10'9" x 5'10"

Garden
85'3"



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