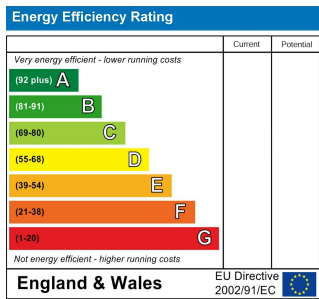




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ICKWORTH PARK ROAD, WALTHAMSTOW  
Asking Price £875,000 Freehold  
4 Bed House - End Terrace



Features:

- End of Terrace Family Home
- Four Bedrooms
- Two Bathrooms
- Original Features
- Beautifully Presented
- Superby Located

This beautifully presented end-of-terrace home offers generous space across three floors, blending period charm with modern touches. With four bedrooms, two bathrooms, and a thoughtful layout throughout, it's perfectly suited to family life. Original features add character, while the overall finish is smart and inviting. Set in a sought-after location with green spaces, good schools, and excellent transport links all close by, this is a home that combines comfort, style, and convenience in equal measure.

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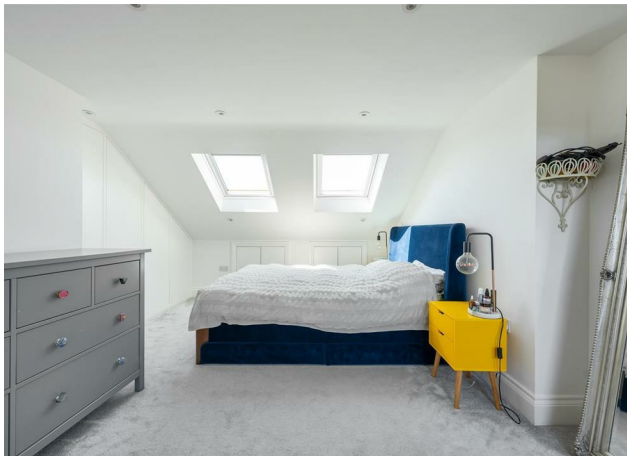
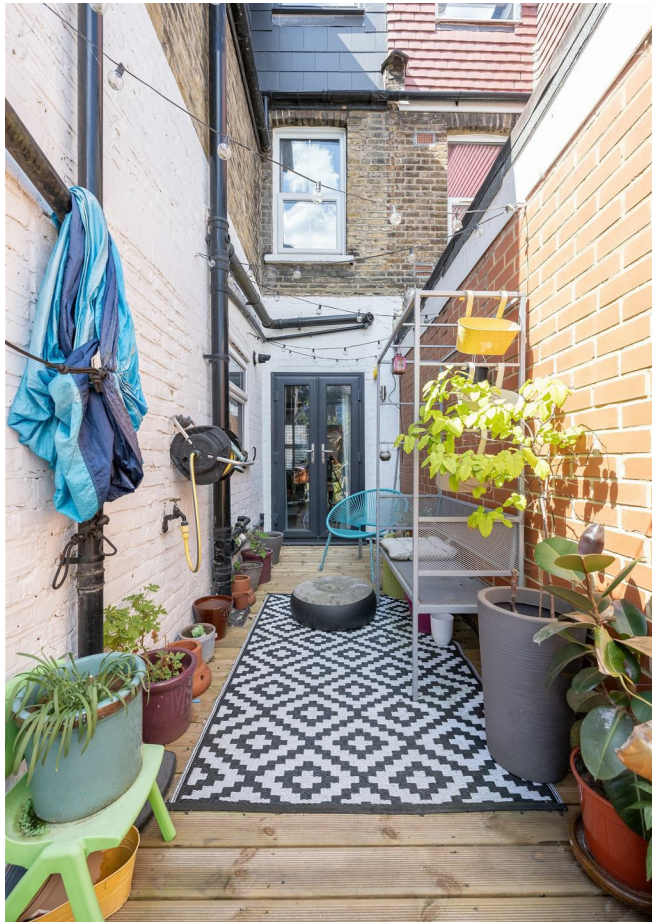
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#### IF YOU LIVED HERE...

Set behind a gated front wall, this attractive end-of-terrace home blends period charm with practical family living. A tiled path leads to a recessed doorway, opening into a welcoming hallway with herringbone flooring, two-tone walls, and a classic balustrade staircase. There's handy understairs storage and a neatly finished WC with bold floor tiles and soft grey tones.

At the front, a bright reception room features a bay window with shutters, high ceilings, and an exposed brick chimney breast with wood-burning stove. The second reception, ideal for dining or a home office, flows from the front and opens to the garden through French doors. At the rear, the galley-style kitchen offers generous worktop and cupboard space, a breakfast bar, and direct garden access. Subject to planning, there's potential to open into the side return and connect with the rear reception.

Outside, the garden is low-maintenance and thoughtfully arranged, with a decked terrace for dining or relaxing, raised borders planted with established greenery, a large shed at the far end, and a side return providing additional space for storage or planting.

Upstairs, the front bedroom spans the width of the home with twin windows and excellent proportions. The rear bedroom is calm and neutral, while the third room is ideal as a nursery or child's room. The main bathroom is stylishly finished with herringbone wall tiles, patterned flooring, and a bath with rain-shower.

In the loft, a spacious bedroom enjoys skylights, built-in wardrobes, and eaves storage. The adjoining bathroom is a standout feature, beautifully finished with a

freestanding tub beneath the window, a walk-in shower lined with pale herringbone tiles, double vanity, and matte black fittings that lend a confident, contemporary edge. The surrounding area offers a vibrant mix of green spaces, creative culture, and family-friendly amenities. Within easy reach, Lloyd Park provides open lawns, two cafés, and gardens to explore, ideal for weekend strolls or a relaxed afternoon outdoors. Not far beyond, Walthamstow Wetlands brings a sense of calm with its wide skies, nature trails, and reservoirs, all part of one of London's largest urban nature reserves.

For those who enjoy a lively social scene, Big Penny Social, part of the Walthamstow Beer Mile, is a popular local hub with food, drink, events, and a strong community vibe. The neighbourhood blends independent shops, welcoming pubs, and a growing creative energy, all contributing to its friendly, down-to-earth feel.

Families are especially well served here, with a number of highly regarded schools nearby. Stoneydown Primary and Willowfield Secondary are both close, along with several other options rated highly by local parents. The area's strong sense of community and easy access to nature make it a great place to put down roots.

WHAT ELSE?

For commuters, the location is exceptionally convenient. Blackhorse Road station is under ten minutes away, offering quick access to the Victoria Line and Overground services. St James Street station is also within easy reach, connecting you to Liverpool Street in just a few stops. Whether you're heading into the City, across East London, or further afield, transport links here keep daily travel smooth and straightforward.



#### A WORD FROM THE EXPERT....

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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**Garden**

34'7" x 14'11"

**Reception Room**

11'0" x 13'4"

**Reception Room**

9'0" x 11'4"

**WC**

**Kitchen/ Diner**

8'7" x 16'10"

**Bedroom**

14'5" x 11'5"

**Bathroom**

8'9" x 4'3"

**Bedroom**

9'0" x 6'8"

**Bedroom**

8'7" x 11'2"

**Bedroom**

10'4" x 16'8"

**Bathroom**

8'0" x 10'11"



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