

Reception Room  
14'0" x 25'2"

Kitchen  
7'11" x 12'10"

WC

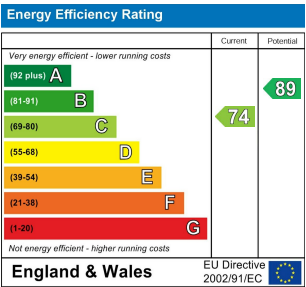
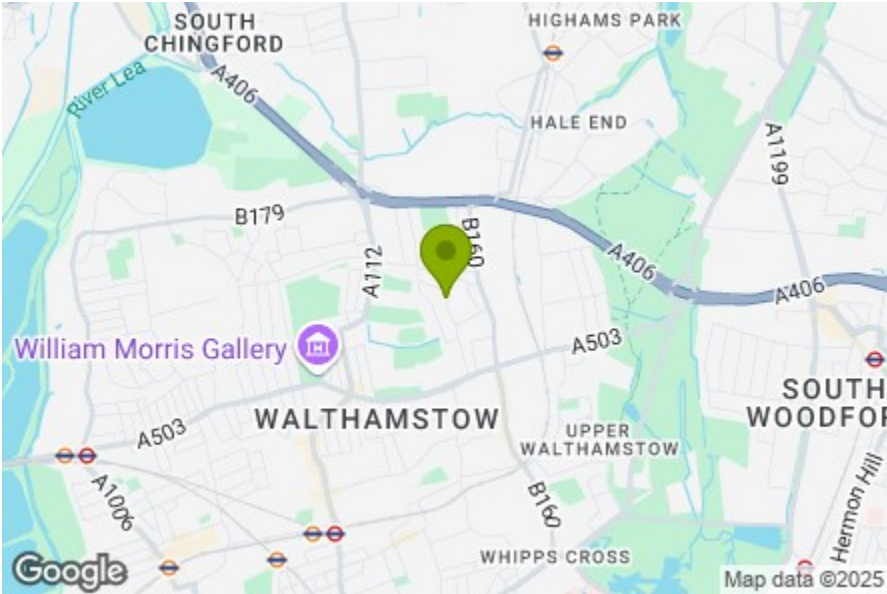
Bathroom  
8'1" x 11'1"

Bedroom  
14'7" x 13'7"

Bedroom  
9'2" x 11'1"

Conservatory  
9'8" x 6'2"

Garden  
39'4"



## ST. JOHNS ROAD, WALTHAMSTOW

Offers In The Region Of £575,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Two Bedrooms
- Victorian Home
- Chapel End Location
- Lots of Potential
- Short walking distance to Wood Street Station
- Moments from Chestnuts Field
- Chain-free

This two-bedroom Victorian home in the sought-after Chapel End area offers great potential to make it your own. Spread across 984 sq ft over two floors, it features a bright double reception room, separate kitchen, conservatory, downstairs WC, and a west-facing garden—perfect for catching the afternoon sun. With lovely bay windows and original character throughout, it's ready for a thoughtful update. Offered chain-free, it's an exciting blank canvas for anyone looking to create their ideal home.

Wood Street Station is 15 minutes on foot, ensuring you'll be through to Liverpool Street in under 30 minutes via direct Overground services or connecting to the Victoria Line at Walthamstow Central in one stop. Walking distance to the historic charm of Walthamstow Village, perfect for a relaxed stroll as well as local amenities and the copious green spaces of Chestnut Fields and Lloyd Park.

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### IF YOU LIVED HERE...

Set in a peaceful residential pocket of Walthamstow, this two-bedroom Victorian home is well located just 0.9 miles from Wood Street's lively mix of cafés, shops and the station, and only 0.4 miles from the much-loved Lloyd Park and William Morris Gallery. Epping Forest's open green spaces are also within easy reach (0.8 miles), making this an ideal spot for both weekend walks and weekday commutes. Chapel End continues to appeal to families and professionals alike, thanks to its green surroundings and excellent schools.

Inside, the open-plan double reception has already been extended into a 25-foot light-filled space with a bay window to the front and another overlooking the side return. The kitchen at the rear is laid out in an L-shape with cottage-style wood cabinetry, a handy breakfast bar, and a glazed door that leads to the conservatory and a practical downstairs WC.

Accessed through the conservatory, you'll find a generous garden just shy of 40 feet that begins with a patio and opens into a lush lawn flanked by planting beds—a great canvas for flexing your green thumb or simply relaxing in. A paved path leads to a shed tucked discreetly away behind a well-maintained hedge.

Upstairs are two generous double bedrooms, the larger with built-in storage and

another classic bay window. A spacious family bathroom completes the first floor.

With good bones, this is a wonderful opportunity to exercise your creative vision and create the home of your dreams

### WHAT ELSE?

- Parents will be delighted to know that eighteen primary and secondary schools, within a mile of your home, have been rated as 'Outstanding' or 'Good' by Ofsted.
- Your new local will be The Duke on Wood Street. It's so much more than just an excellent, family-friendly gastropub, with many exciting events including regular DJ and quiz nights.
- Check out the charming Wood Street Indoor Market, where you'll find quirky independent shops, vintage treasures, and artisan cafes.
- With excellent transport links, including Wood Street Overground Station on the Weaver Line providing direct connections to Liverpool Street in under 20 mins and Walthamstow in under 5 mins, you're just a short commute from the buzz of central London while enjoying the charm and creativity of this thriving East London neighbourhood.



### 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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