

Total Area: 97.6 m² ... 1051 ft²

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.

Reception
11'2" x 26'8"

Reception
9'6" x 7'4"

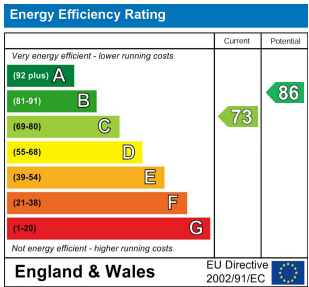
Kitchen
7'0" x 17'2"

Bedroom
6'0" x 8'0"

Bedroom
11'1" x 14'3"

Bedroom
10'5" x 11'11"

Bathroom
6'6" x 7'7"



WOODEND ROAD, WALTHAMSTOW
Offers In Excess Of £610,000 Freehold
3 Bed House

Features:

- Terraced House
- Three Bedrooms
- First Floor Bathroom
- Through Lounge
- Rear Garden

Perfectly positioned on an idyllic tree-lined turning in the heart of Walthamstow, this charming Victorian terraced home is ideally located moments from the bustling thoroughfare of Wood Street and the ever-popular Walthamstow Village, both offering a multiplicity of dining and shopping options. A mere six-minute stroll takes you to Wood Street Station, ensuring seamless commutes across the capital. Full of potential and ready for a personal touch, this home is a rare opportunity in one of E17's most desirable neighbourhoods.



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IF YOU LIVED HERE...

Neatly enclaved within Walthamstow's esteemed Wood Street locale is this charming three-bedroom terraced home, offering a perfect balance of comfort and potential. Inside, a generous through lounge creates a warm and inviting space for entertaining or relaxing, while the large galley-style kitchen leads directly out to a well-maintained garden, ideal for al fresco dining or a spot of weekend gardening.

Upstairs, three well-proportioned bedrooms are accompanied by a bright family bathroom on the first floor, all arranged off a central landing. The home's

thoughtful layout and original character details give it a timeless feel, with scope for gentle modernisation to make it truly your own.

Moments from Wood Street's independent shops and eateries, with favourites like Ruttle and Rowe just around the corner, you're also close to the green open spaces of Lloyd Park. Highams Park is within easy reach, offering further verdant expanses as well as a plethora of artisanal cafes, bars and eateries hosted on The Avenue. Commuting is effortless, a short stroll will take you to Wood Street Station offering London Overground access, making this an excellent choice for those seeking both lifestyle and location.



WHAT ELSE?

- Wood Street is home to several local favourites including famed Dudley's and Wood Street Bakery, pop over to either for some delectable patisserie delights or enjoy flavourful weekend brunches at family-owned Dudley's. Along this thoroughfare you'll also find the renowned indoor market, hosting over 30 unique shops - you won't be short of retail options!
- Families will be pleased to know you're positioned amidst several Ofsted acclaimed Primary and Secondary schools.
- Those with little ones will enjoy close proximity to Role2Play an indoor child-friendly town where children can enjoy a unique experience of independent role play.

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