

## BYRON ROAD, WALTHAMSTOW

Offers In Excess Of £699,995 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Well Presented
- Secluded Rear Garden
- Quiet Residential Street
- Close to Walthamstow Central Station
- Walking Distance to Lloyd Park

With its cottage-style design and secluded garden at the rear, this immaculately finished three-bedroom home is full of charm - with an enviable location to match... As it's nestled between Walthamstow Village, Lloyd Park and Walthamstow Central, you can walk five minutes in almost any direction and find yourself surrounded by top-class amenities, including the station, where you can nip to the West End or Liverpool St in around 20 minutes. You really are in the heart of the action.

REQUEST A VIEWING  
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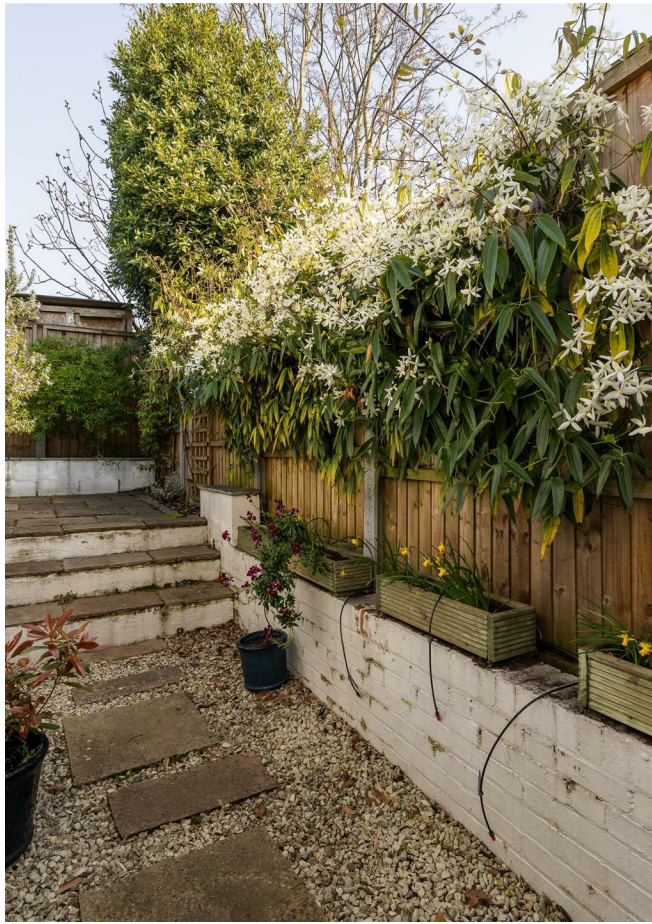
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# IF YOU LIVED HERE...

In case you needed an introduction to your new area, 'Poets Corner' is part of a small group of neighbouring streets in Walthamstow named after poets, such as John Aubrey John Milton and, you guessed it, Lord Byron. It's as quaint as you'd hope, with the peaceful streets and gorgeous style of the period homes fit for such a legacy.

Back at home, your dual aspect reception area is bright and airy with spotless decor, smart flooring and a pleasing combination of down lights and pendant fittings. Head through into the kitchen and you'll find the same pristine finish, with sleek units, glossy worktops, an integrated oven and underfloor heating. Beyond, you'll find similar contemporary style in your bathroom, including an over-tub shower and floor to ceiling tiles.

Head upstairs for your three immaculately decorated bedrooms, family bathroom with underfloor heating and don't forget your charming garden at the rear with handy side access... Thanks to the leafy climbers and mature foliage, the private space has a wonderfully secluded feel, with the paving adding to the enchantment.

Of course, you don't have to travel far for more greenery, as the glorious Lloyd Park is only a few minutes away on foot, where you'll find a skate park, playground, tennis courts, bowls club, dog park, cafes and the William Morris Gallery (which is, of course, the former home of the founder of the Arts and Crafts Movement). Or head a similar distance to Fellowship Square for the fantastic fountains, which not only provided

plashastic fun, but is also a base for all sorts of cultural events organised by the local authority.

Even closer to home, you can enjoy Hoe Street's thriving food and drink scene. Choose between the award-winning Yard Sale Pizza, Sodo and Shri Lakshmi if you fancy dining out or ordering takeaway. In addition to Soho Theatre Walthamstow you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are a few mins on foot.

## WHAT ELSE?

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly open Forest Cinema.
- If exercise is on the agenda as well as food, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden and modern leisure centre the Feel Good Centre.



## 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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**Reception Room**

13'7" x 20'11"

**Kitchen**

7'6" x 9'11"

**Utility Area**

**Bathroom**

6'11" x 8'0"

**Bedroom**

13'9" x 9'3"



**Bedroom**

7'7" x 11'3"

**Bedroom**

7'4" x 10'4"

**Garden**

14'11" x 17'2"



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