



NORTHBANK ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- Extended Kitchen
- Secluded Rear Garden
- Stripped Wooden Floors
- Chapel End Corner
- Walking Distance to Lloyd Park

Tucked away on a quiet street in the popular Chapel End area, this beautifully finished three-bedroom Victorian mid-terrace is full of warmth, light and character. Offering 994 sq ft of extended, well-balanced living space, excluding your private 8m garden. Bright, open spaces flow effortlessly from room to room, while original features and smart updates add just the right amount of personality. There's a converted loft that gives you that extra breathing room without compromising on charm and plenty of storage too.

REQUEST A VIEWING
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IF YOU LIVED HERE...

From the moment you arrive, it's clear this home's been loved. The front is immaculately kept, giving just a hint of the care and attention waiting inside.

Step through the door and you're greeted by a bright and beautifully connected double reception. At the front, sunlight streams through a bay window dressed in sleek plantation shutters, while natural stripped floorboards run the length of the space, tying everything together with warmth and ease. Built-in alcove cupboards and shelves keep things both tidy and characterful — a great mix of function and charm.

Head through to the kitchen, which has already been extended. Sage green and natural wood-fronted cabinets sit alongside crisp white worktops and brass handles. Pendant lights line the breakfast bar, while French doors swing open to the garden, inviting the outside in for impromptu summer lunches or end-of-day unwinds. Beyond, there's a paved patio for outdoor dining, followed by a neat lawn flanked with well-stocked borders full of greenery and seasonal colour. Broad timber fencing offers privacy, and there's even a handy shed tucked at the rear.

Back inside, the first floor hosts three bedrooms — two good-sized doubles and

a single that's ready to become a nursery, study, or walk-in wardrobe depending on your plans. Each room is softly carpeted with a fresh neutral palette and fitted plantation shutters. The bathroom has a calm, spa-like feel, with a rainfall shower over the bath, and a beautiful designer sink mounted on a warm wooden vanity. Brass fittings add just the right amount of polish. There's also a separate WC — perfect for speeding things up on busy mornings.

Up top, the loft conversion brings in big skies and soft daylight from a velux, while clever under-eaves storage keeps everything feeling calm and uncluttered.

WHAT ELSE?

You're only a 15-minute walk to Wood Street station (Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central (which is also walking distance from Northbank Road) and head into the West End on the ultra-efficient Victoria line. You can be at the cusp of Epping Forest within about ten minutes of walking. There's also Fellowship Square, a 5-minute walk, complete with community events such as outdoor yoga and outdoor cinema. Lloyd Park and all its amenities are easily accessible. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone.



A WORD FROM THE OWNERS...

"We have lived in this house for 5 years and have truly loved being part of the local community with our young family. Walthamstow is frequently being voted one of the best boroughs to live in London and we couldn't agree more. The community is thriving, with plenty of independent businesses within reach. Our favourite local spots are coffee shops Ruttle and Row, Wood Street Bakery, Dudleys, Chocolatine Bakery and The Dog and Duck pub for pizzas! For young families there is a thriving scene, with play cafes, Lloyd Park, Foundation Square fountains, libraries and the Waltham Forest Feel Good centre for soft play, clip and climb, swimming and trampolines. The activities and classes available locally are endless, not to mention the brilliant little playground opposite the house that we have spent many hours in. And if you need local schools or nurseries you are spoilt for choice. We have made friends for life while living in this area, and Northbank Road itself is full of wonderful characters and a very active WhatsApp group. We are well connected to town too, with reliable buses to Walthamstow Central for the Victoria Line, or Wood Street Station 15 min walk away down lively Wood Street. For the best of both worlds we are on the boarder of Epping Forest and leafy Essex, and we have spent countless weekends in the forest with the kids, truly enjoying the fresh air and escape from the city. It really is a corner of London with a thriving community, great connections to the city but also the peace and greenery of the forest, which is really special. We renovated the house in 2022 with a lot of love and care, and it has been a very happy home, so we hope the next owners can feel that within the walls."

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Reception Room
12'9" x 12'2"

Dining Room
11'3" x 10'5"

Kitchen / Breakfast Room
15'10" x 9'3"

Bedroom
12'9" x 9'4"

Bedroom
11'4" x 10'7"

Bedroom
7'9" x 6'1"

Bathroom
10'3" x 6'1"

WC

Loft Room
15'7" x 9'1"

Garden
26'2"



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