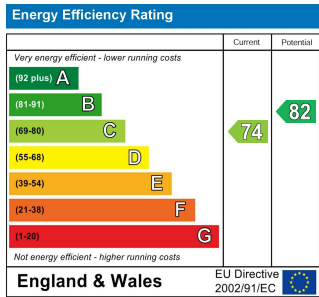




Total Area: 117.4 m² ... 1264 ft²

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.



DEVONSHIRE ROAD, WALTHAMSTOW

Offers In Excess Of £975,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedrooms
- Victorian End of Terrace
- Side Access to Garden
- Walk in Wardrobe
- En Suite to Master Bedroom
- South West Facing Garden
- Arranged Over Three Floors
- Beautifully Presented

This immaculately restored four-bedroom Victorian end-of-terrace is enviably located and thoughtfully designed. Inside, you'll find a generous double-reception, a bright modern kitchen, a ground floor WC, and a first-floor family bathroom. The converted loft provides a luxurious ensuite and dressing room, while outside there's a charming and secluded south-facing garden with side access.

Set between Walthamstow Central, Walthamstow Village and St James Street, you'll have an incredible choice of amenities on your doorstep. Yet Devonshire Road itself is peaceful and residential, offering the very best of both worlds.

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IF YOU LIVED HERE...

Behind that striking period frontage, you'll find a brilliantly-sized home. It's all so immaculate, settling in will be a breeze - you can sit back and enjoy all the work that's already been put in.

Your impressive hallway immediately sets the tone, with its smart radiator cover and monochrome tiled floor. Your dual aspect double-reception is just as immaculate with lovely features such as the two vintage original fireplace surrounds, high ceilings complete with cornicing and gorgeous timber flooring. At the rear, the kitchen has elegant Carrera marble worktops, shaker units, brass fittings, integrated appliances, underfloor heating and a considered colour scheme. You'll love the convenience of having a WC on the ground floor, too.

Your south-facing garden is charming, yet low maintenance, with a wonderfully varied mix of foliage and a lush lawn.

On the first floor you have three spotless bedrooms and a beautiful family bathroom. Finally, in the loft, you'll find your master with a pristine ensuite, dressing room and eaves storage.

Beyond your front door, you can enjoy exploring in all directions... Just a short distance north-east, Orford Road leads to the hub of Walthamstow Village, where you've got some great pubs, including The Queens Arms and Nags Head, as well as the

award-winning grocery store Eat 17 (London's 'poshest Spar' according to the Evening Standard).

Closer to home, you'll find artisan bakery Suba on Hoe St - perfect for your morning caffeine fix. Then up towards Walthamstow Central - still only a few minutes on foot, you have more excellent options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread.

WHAT ELSE?

- Head to Walthamstow Central for the 17&Central shopping centre and Forest Cinema. Hoe Street also has some fantastic amenities, with the Soho Theatre now open.
- This area is served by some excellent bus routes, providing easy access to Leyton, Clapton and Hackney. Walthamstow Queens Road station is also a short walk for the Suffragette Overground between Barking and Gospel Oak.
- Despite being in such a cosmopolitan hub, you're surrounded by green space; Thomas Gamuel Park is a short stroll away, Lloyd Park, which houses the William Morris Gallery, is around 20 minutes north, while Hollow Ponds, at the cusp of Epping Forest, is around 20 minutes, and the 500 acre Walthamstow Wetlands is a nine minute cycle.



A WORD FROM THE OWNER....

"We've absolutely loved living in this house and have made so many wonderful memories here - it will be very hard to say goodbye. Being just a short walk from excellent transport links and the heart of the Village has been a real highlight, as has enjoying local independent spots like Gnarly Vines, Hucks coffee shop, and SUBA bakery. The garden has been a private oasis, perfect for relaxing and entertaining friends and family. We've also really valued the strong sense of community in Walthamstow - being part of local cricket and gym clubs has made us feel at home. We'll really miss our friendly neighbours on Devonshire Road. "

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Reception room
10'9" x 12'5"

Storage

Reception room
11'4" x 10'10"

Kitchen
8'8" x 15'1"

WC

Bedroom
14'1" x 12'5"

Bedroom
8'10" x 10'10"



Bathroom

Bedroom
8'8" x 10'2"

Bedroom
12'4" x 14'7"

Dressing room
6'1" x 9'6"

Ensuite

Garden
24'7" x 20'11"



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