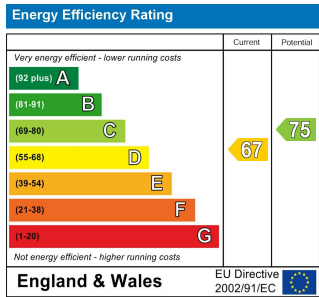
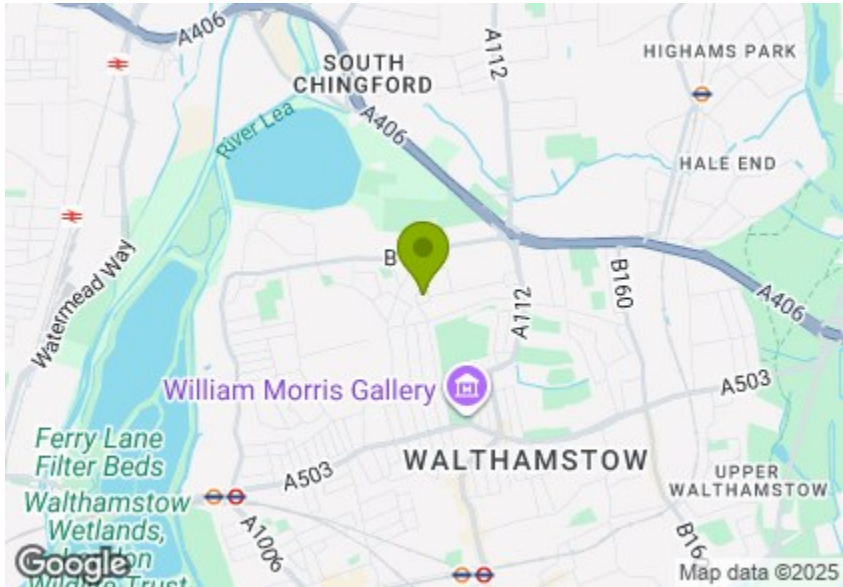




Total Area: 117.9 m² ... 1270 ft²

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.



ARDLEIGH TERRACE, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold

4 Bed House



Features:

- Ex-Warner House
- Four Bedrooms
- Ground Floor Full Width Extension
- First Floor Bathroom
- Close to Lloyd Park
- Beautifully Presented
- 1270 sqft

This ex-Warner house offers generous proportions and a thoughtfully extended layout, creating a home with both space and style. Spanning over 1,270 square feet, it features four bedrooms arranged across three levels, giving plenty of space for family life, working from home, or guest accommodation. A full-width extension at ground level enhances the sense of flow, with light and space maximised throughout, while a first-floor bathroom adds further convenience. Beautifully presented, the property is set close to Lloyd Park, a much-loved local landmark with green lawns, cafés, and community events that bring a lively and welcoming atmosphere.

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IF YOU LIVED HERE...

Your new home features a traditional brick façade, softened by well-kept hedging at the front. A pastel-toned door lends a gentle splash of character to the entrance, giving the exterior an attractive and inviting appearance. Inside, the hallway offers a warm introduction, its neutral palette complemented by natural brightness and the practicality of built-in understairs storage. From here, the reception provides a comfortable spot to relax, where wooden flooring and an easy flow into the kitchen/diner create a sense of openness that works beautifully for both quiet evenings and lively gatherings. In the kitchen/diner, a central island defines the space, skylights bring in abundant light, and wide bi-folding doors open to the south-facing garden. This seamless connection makes indoor and outdoor living feel effortless, whether you're entertaining or simply unwinding. The garden itself is paved for ease of maintenance, bordered by planting for a touch of greenery, and finished with two useful sheds.

Upstairs, the main bedroom combines space and elegance, enhanced by built-in wardrobes and a decorative fireplace. A second bedroom offers a restful retreat, while the third is a cosy, versatile space. Bright and uplifting, the bathroom features white tiling, soft light, and a bath with overhead shower as its centrepiece.

Rising to the top floor, the loft bedroom is generous and inviting. Skylights and

rear windows flood the room with light, while integrated storage keeps the space thoughtfully arranged. This part of Walthamstow offers a wonderful balance of culture, leisure, and green space. Just a short stroll away, Lloyd Park is a true local gem with two cafés, the William Morris Gallery, a weekend market, and a recently rejuvenated playground to enjoy. For coffee and brunch, Buhler and Co is a relaxed favourite, while The Dog & Duck provides a friendly setting for a laid-back evening. A little further on, Big Penny Social delivers a lively atmosphere with events, food, and drinks all under one roof. The Waltham Forest Feel Good Centre offers a swimming pool, gym, and sports facilities, while the vast Walthamstow Wetlands provide a peaceful retreat among nature. Families benefit from strong schooling options, including the much-loved Hillyfield Primary School, just a fifteen-minute walk from home.

WHAT ELSE?
Walthamstow Central Station is just over twenty minutes on foot, offering fast links via the Victoria Line and the Overground into Liverpool Street. If you'd prefer not to walk, regular buses will get you there quickly, while cycling provides an even faster option. For added peace of mind, the station also includes a secure bike lock-up, making it simple to combine pedal power with onward travel.



A WORD FROM THE OWNER...

"We've been here for 28 years and have enjoyed not only the great community and supportive neighbours but the easy access to green spaces. Lloyd Park is a couple of minutes walk as well as having Tottenham Marshes on our doorstep. For longer walks Epping Forest is easily a 20 min or less drive. Walthamstow itself has changed beyond all recognition over the last 10 years. Transport has improved and in particular the local amenities with the beer mile just around the corner. Being on the edge of the M11 also has it's advantages with easy access to the North."

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Reception
11'3" x 14'0"

Kitchen/Diner
17'5" x 18'4"

Bedroom
5'9" x 7'7"

Bedroom
11'3" x 14'0"



Bedroom
11'3" x 9'1"

Bathroom
5'9" x 6'1"

Bedroom
12'3" x 13'1"

Storage



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