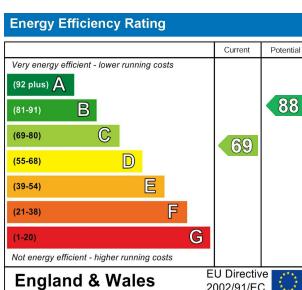


Total Area: 88.2 m<sup>2</sup> ... 949 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Reception Room  
14'4" x 11'3"

Reception Room  
10'11" x 10'3"

Kitchen / Diner  
15'2" x 8'8"

Shower Room  
6'9" x 6'0"

Bathroom  
7'11" x 6'0"

Bedroom  
12'1" x 10'4"

Bedroom  
11'0" x 10'4"

Bedroom / Study  
7'2" x 6'0"

Garden  
26'2"



**RUBY ROAD, WALTHAMSTOW**  
Asking Price £650,000 Freehold  
3 Bed House - Mid Terrace



#### Features:

- Three Bedroom Freehold House
- Two Bathrooms
- Extended Kitchen
- Private Garden
- Great Renovation Project
- Potential to Extend into the Loft STPP
- Quiet Street
- Moments to Lloyd Park
- Close to Walthamstow Central

Situated moments from Lloyd Park in one of the most sought-after corners of E17, this three-bedroom house is a great find for anyone keen to stamp their own personality on a property. Other highlights include the private rear garden, extended kitchen, and bathrooms on both floors.

Not only does it come with the potential to extend into the loft (STPP), the evenly balanced rooms are already generously proportioned, making this a fantastic place to lay roots.

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#### IF YOU LIVED HERE...

You'll love the sense of space that this two storey home provides. You're set up well with the bright front reception room, while the rear reception and adjoining kitchen/diner will serve you well from the start, especially since it offers access to your spacious rear garden.

Upstairs you'll find two double bedrooms and a single, which would make an excellent office or nursery, as well as a bathroom with an over-tub shower. Don't forget you also have a shower room on the ground floor.

If you're feeling creative, you'll have a fun time creating your mood boards and planning your dream home.

As for the location, this is an excellent spot which benefits from being between positioned between Walthamstow's much-loved Lloyd Park and all the amenities of Hoe St. You'll be spoilt for choice there when it comes to food and drink. Sodo, Shri Lakshmi and Yard Sale Pizza are all excellent choices with awards to their name.

Lloyd Park is a short hop over the road, where you'll see the William Morris Gallery at the front in all its glory. Within the grounds at the rear, you'll find landscaped gardens, a playground, tennis courts, an outdoor gym, an enclosed dog area, a

bowling club, a skatepark and two cafes, including one within the gallery that's currently operated by Deeney's, whose haggis toasties are so mouth-watering, they regularly make the national press.

You can now enjoy being just a few minutes on foot from the Soho Theatre Walthamstow, a vibrant new cultural hub bringing live performances, comedy, and events to the area.

You're also a short stroll from Europe's longest market along the High Street, where you'll find Forest Cinema and the convenient shops and eateries of 17&Central.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around 0.5 miles and is served by both the Victoria line and Weaver Overground.

#### WHAT ELSE?

- You'll find 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 about four mins on foot.

- East of Eden is just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction,



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON  
E17 ASSISTANT MANAGER

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