

Reception  
11'5" x 9'7"

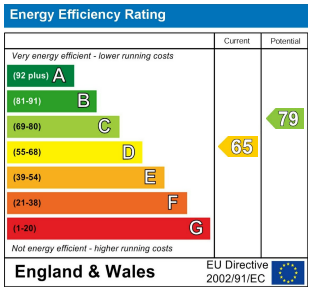
Dining Room  
12'9" x 10'0"

Kitchen  
8'11" x 6'10"

Bedroom  
12'10" x 9'7"

Bedroom  
9'10" x 8'11"

Bathroom  
8'11" x 6'10"



CARISBROOKE ROAD, WALTHAMSTOW  
Offers In Excess Of £700,000 Freehold  
2 Bed House - End Terrace



Features:

- End of Terrace
- Victorian Style Terrace
- Two Bedrooms
- First Floor Bathroom
- Beautiful Private Rear Garden
- Central Walthamstow Location
- Original Features
- Chain Free

A two-bedroom Victorian terraced house near the sought-after St James area of Walthamstow offers smart and versatile living. The home makes the most of its 725 sq ft, creating a flexible and attractive living space, packed with original features and benefits from an upstairs bathroom and gorgeous private rear garden. Ideally located just moments from St James Street Overground Station and within easy reach of the wide-open green spaces of Walthamstow Wetlands, it's perfectly placed for those who enjoy both city convenience and access to nature.

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#### IF YOU LIVED HERE

Step inside, and the reception room opens up: light-filled and grounded in character. A bay window at the front brings in the sun, softened by crisp white plantation shutters. An ornamental fireplace adds warmth and heritage, flanked by alcove shelving—perfect for your books, art, or offbeat treasures. Pale wooden flooring runs through to the dining room, interrupted only by the central staircase that subtly defines the space.

The dining room, painted in a calm pistachio green, offers a gentle setting for meals or working from home. Two built-in storage cupboards mean less clutter and more breathing room, and a sash window provides soft natural light.

The galley kitchen is smart and efficient: white cabinetry, chunky wooden worktops, and a gas hob for precision cooking. Everything's in its right place here—there's space for a washing machine, dishwasher, and fridge—all bathed in light from windows on both sides and a glazed door that opens into the garden.

Out back, you'll find a private and thoughtfully planted garden—your own little patch of green to unwind in. A paved area gives way to gravel and more paving at the rear, with beds full of greenery and a shed tucked neatly to one side. It's east-facing too, which means breakfast sunshine and over 26 feet of space to play with.

Upstairs, two generous double bedrooms await. The larger room spans the width of the house, with twin sash windows dressed in shutters, built-in shelving, and soft oatmeal carpet underfoot. The second double sits to the rear—peaceful and well-proportioned.

The bathroom keeps things simple and stylish, with a classic white suite including a traditional-style washstand and a full-length bath with overhead shower. Dove grey wall tiles meet emerald-green hexagonal floor tiles—a subtle nod to the 1930s—bringing together vintage charm and a fresh, modern mood.

The loft space has been boarded and has a Velux already in place, giving you versatile potential use for storage, a home office or creative space.

#### WHAT ELSE?

- In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite.
- Walthamstow Market, the longest outdoor market in Europe, is just a short stroll away.
- Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.
- Soho Theatre has just opened its first outpost, a magnet for lovers of cutting-edge theatre and comedy.



#### A WORD FROM THE OWNER...

"I have lived here for over 13 years and will be sad to leave. It is a great neighbourhood. Perfect for professional couples. Carisbrooke road is peaceful and everyone looks out for each other, all part of the great Walthamstow community vibe. Transport links are excellent. Amazing local shops and restaurants. And close to the green spaces of the marshes and Epping Forest. There's even a Banksy on the chip shop at the end of the road! But most of all I will miss my lovely garden! I've got green fingers whilst living here..."

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