



**CHURCHILL**  
estates





Ulverston Road,  
Walthamstow

Guide Price £700,000

Tenure : Freehold

Floor Area : 117.50 sq ft

Local Authority : Waltham Forest

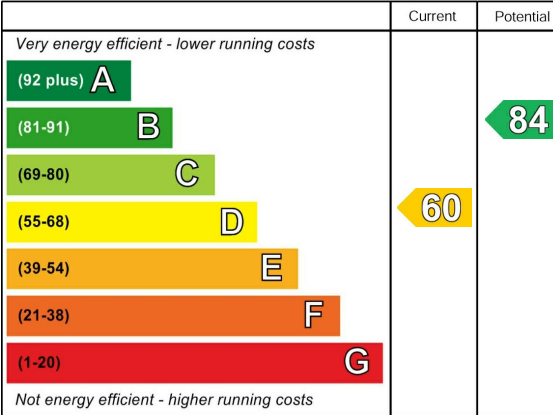

Council Tax Band : D

Bedrooms : 3

Receptions : 3

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Welcome to this elegant Victorian mid-terrace, a home full of character, charm, and endless potential, nestled in the heart of Upper Walthamstow. Boasting double bay windows, this beautifully proportioned three-bedroom residence exudes classic period appeal while offering the perfect canvas for your personal touch.

Step inside to a spacious through-lounge, where original features, high ceilings, and abundant natural light create an inviting and versatile living space. The graceful bay windows flood the room with warmth, making it an ideal setting for cozy evenings, stylish entertaining, or simply unwinding with a book in the sunshine. Multiple period fireplaces add to the home's charm, serving as elegant focal points that enhance its timeless appeal. From here, the space flows seamlessly towards the expansive west-facing garden, inviting you to enjoy the outdoors in a setting that feels both private and tranquil.

At the heart of the home, the well-appointed kitchen offers ample storage and workspace, making it both functional and stylish. Its connection to the garden enhances the indoor-outdoor flow, perfect for those who love to cook and entertain. Additionally, a convenient downstairs WC adds practicality to the ground floor, providing extra comfort for guests and busy family life.

A hidden gem of this home is the original coal cellar, offering additional storage space and a glimpse into the property's Victorian heritage. Whether used for practical storage or reimagined for another purpose, this feature adds another layer of character to the home.

And what a garden it is—a sun-soaked oasis stretching approximately 50 feet, perfect for alfresco dining, summer gatherings, or simply escaping the hustle and bustle of city life. The generous outdoor space provides endless possibilities for gardening enthusiasts or those seeking a peaceful green retreat. Access to the garden is available through either the kitchen or the rear reception room, enhancing the home's connection to its outdoor sanctuary.

Upstairs, the home's wider-than-average layout becomes even more apparent, with a long landing and well-proportioned bedrooms offering both comfort and flexibility. A large family bathroom on the first floor provides ample space, charm and character. Looking to extend? Many neighboring properties have already embraced loft conversions, making it an exciting and achievable prospect—subject to the relevant planning permissions and building regulations.

Ideally situated just moments from Walthamstow Forest and Reservoirs, nature lovers will appreciate the easy access to scenic walking trails and outdoor adventures. Meanwhile, a short stroll south leads you to the vibrant energy of Wood Street, where independent cafés, vintage shops, and eye-catching street art create a truly unique and lively neighborhood atmosphere.

This Ulverston Road Victorian beauty isn't just a house—it's a home filled with history, character, and endless potential. A place where past and future come together, ready for you to make it your own.











- Charming Victorian Mid-Terrace
- Spacious Through-Lounge
- Wider-Than-Average Layout
- Period Fireplaces
- Large Family Bathroom
- Double Bay Windows
- Approx. 50ft West-Facing Garden
- Loft Extension Potential (STPP)
- Close to Wood Street
- Ground Floor W/C

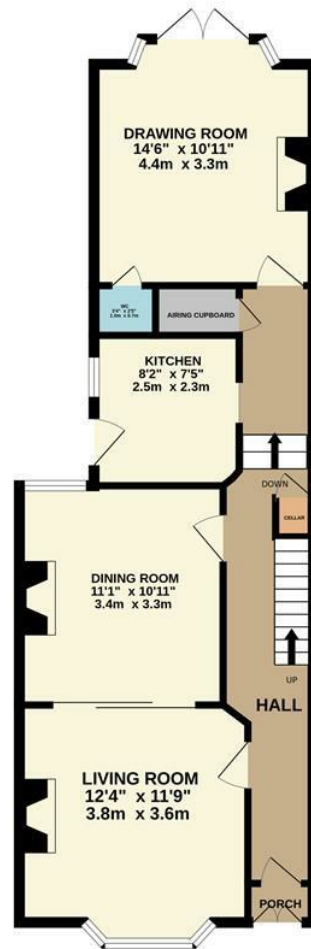








GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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