



CHURCHILL
estates



Somerset Road,
Walthamstow

Asking Price £775,000

Tenure : Freehold

Floor Area : 913.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : C

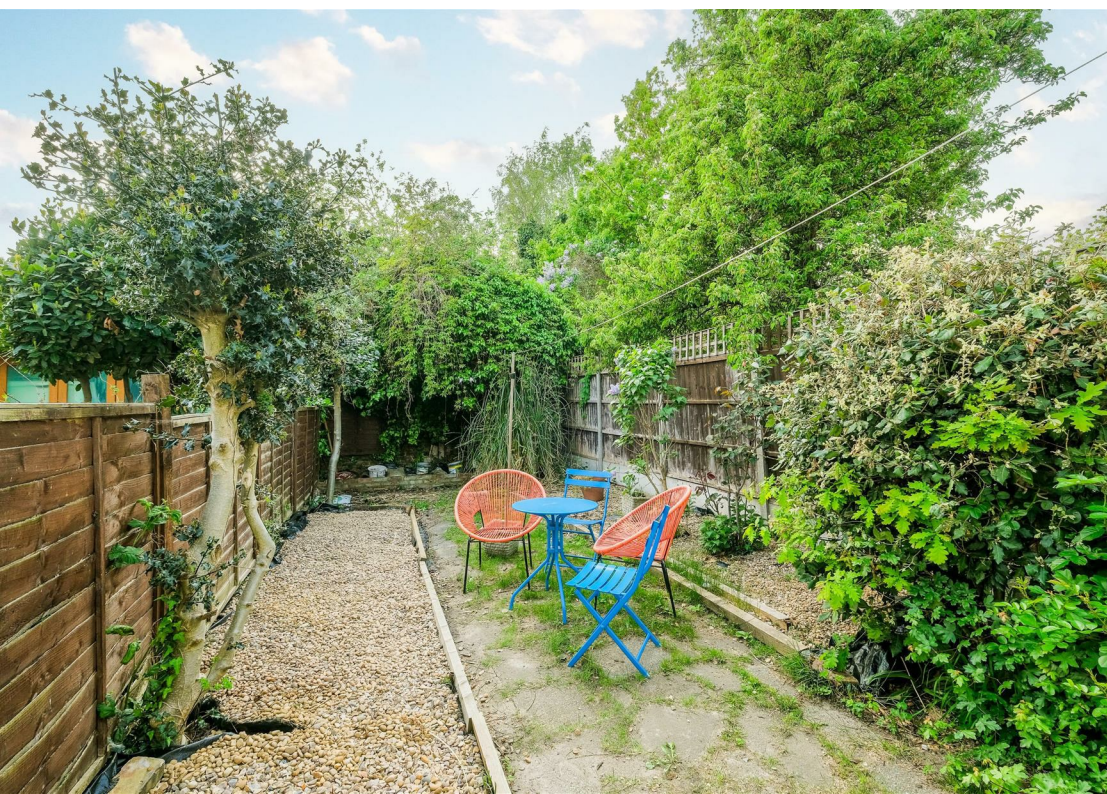
Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



This beautifully presented three-bedroom home is arranged over two well-proportioned floors, offering bright, airy living spaces and a seamless blend of Victorian character with modern comforts. Ideally situated just a ten-minute stroll from Walthamstow Central, it's perfectly placed for both convenience and lifestyle.

A handsome brick façade sets the tone, while generous room sizes and charming period features highlight the home's timeless appeal. The welcoming front reception, currently used as a bedroom, benefits from a large bay window that floods the room with natural light, creating a warm and inviting atmosphere.

Beyond the hallway, you'll find a cosy second reception room and a sleek, thoughtfully designed kitchen, offering both style and practicality, with direct access to a low-maintenance garden — perfect for entertaining or unwinding in peace. A contemporary ground floor shower room and separate W/C complete the ground level, adding excellent flexibility for busy family life or when hosting guests.

Upstairs, the accommodation continues to impress with a functional family bathroom and three well-sized bedrooms. The spacious main bedroom features a beautiful bay window, welcoming in plenty of natural light and providing a calm and comfortable retreat. The second double bedroom is bright and versatile, while the third bedroom offers flexibility as a home office, nursery, or guest room.

Walthamstow Central is just moments away, offering swift links to Liverpool Street and Oxford Circus in under 30 minutes. Hoe Street is nearby, brimming with cafés, restaurants, and the upcoming Soho Theatre Walthamstow. A short walk brings you to the heart of Walthamstow Village, home to local favourites such as The Queens Arms and Eat17.

With eight 'Outstanding' schools within a 20-minute walk, this exceptional home is perfectly suited to families and professionals looking to enjoy the very best of Walthamstow living.





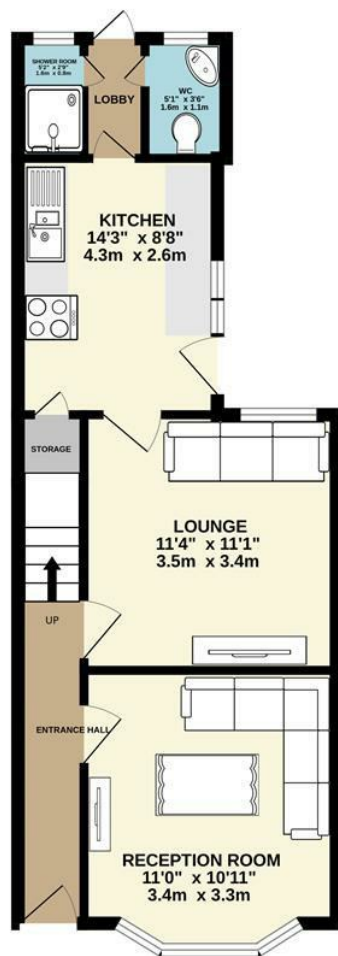


- Charming Three-Bedroom Victorian Property
- Located Within Reach of Several 'Outstanding' Rated Schools
- Comfortable and Well-Sized Bedrooms
- Moments from Hoe Street's Lively Food and Culture Scene
- Light-Filled and Generously Proportioned Living Spaces
- Well-Appointed Family Bathroom on the First Floor
- Highly Sought-After Location
- Easy Walk to the Heart of Walthamstow Village





GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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