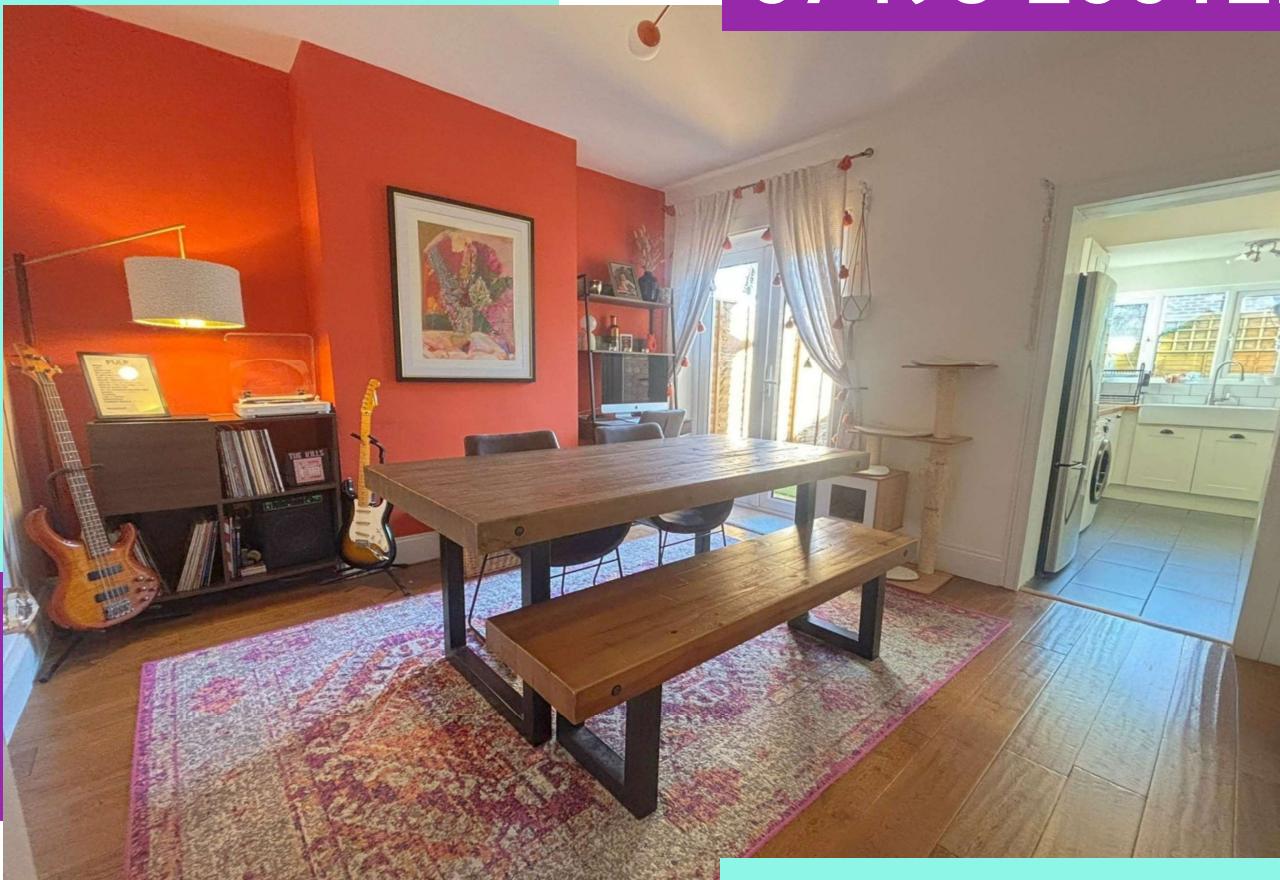


*"I loved the space that this deceptive home has to offer"*

Convenient location - within walking distance to Wood Street Station - with fast trains to Liverpool Street.

A406 & M11 are close by



**£625,000 - £650,000** freehold

Tired of paying rent and ready to make a move into your own place? Imagine living in a period home, within walking distance to Wood Street station, with quick, stress-free trains straight into Liverpool Street.

This spacious and beautifully kept terrace offers far more room than you'd expect – perfect for relaxed evenings, hosting friends and having space to grow into as life moves on.

It's the kind of home that feels welcoming the moment you step inside and works brilliantly for first-time buyers wanting both charm and convenience.

**KEVAN WIMBORNE**

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**07498 206122**

**Macdonald Road  
Walthamstow, E17**



From the outside, you'd never guess just how much space and lifestyle potential is waiting behind the front door of this charming terraced home — but step inside and it quickly impresses.

The lounge is the perfect spot for cosy evenings in, while the generous dining room is made for hosting friends and family, flowing seamlessly into the kitchen and out to the garden beyond. The kitchen itself offers plenty of storage and workspace, ideal for anyone who enjoys cooking properly rather than just "getting by".

Upstairs, the original front bedroom has been cleverly reconfigured to make the most of the space, now providing a well-proportioned main bedroom with fitted wardrobes, along with a versatile third bedroom — perfect as a nursery, home office, or dressing room. A spacious bathroom with a full three-piece suite completes the first floor, giving you somewhere to properly unwind at the end of the day.

Outside, the rear garden strikes the perfect balance — easy to maintain yet large enough for summer BBQs, entertaining, or simply relaxing with a coffee in the sunshine.

Tucked away in a quiet cul-de-sac leading towards Whitefield School, the property benefits from permit parking for residents. Wood Street Station (Weaver Line) is within easy reach, offering fast, direct trains into Liverpool Street in around 20 minutes. Road users are equally well served, with quick access to the A406 North Circular, the M11 and beyond. With ongoing regeneration, excellent shopping, schools and leisure facilities nearby, Walthamstow continues to be one of East London's most sought-after places to live.

Hall - stairs to first floor

Lounge 11'1 x 12'4 (3.38m x 3.76m)

Dining Room 11'10 x 12'0 (3.60m x 3.65m)

Kitchen 8'2 x 11'5 (2.50m x 3.48m) Fitted units & housing gas fired boiler

Landing - access to loft

Bedroom 1 10'8 x 12'5 (3.25m x 3.79m)

Bedroom 2 11'10 x 12.0 (3.60m x 3.65m)

Bedroom 3/Nursery 15'2 x 4'6 (4.62m x 1.42m)

Bathroom/WC (re-fitted with new suite in 2025)

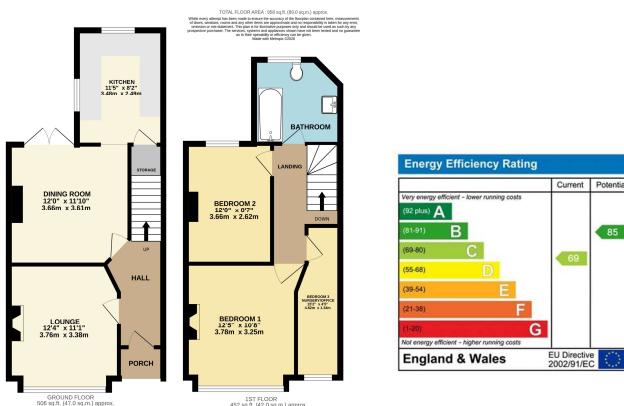
Exterior Rear Garden (not overlooked)

London Borough of Waltham Forest Council tax - Band C (currently £2035 payable pa)

EPC rating - C



more photos available online - [kevanwimborne.exp.uk.com](http://kevanwimborne.exp.uk.com)



**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Kevan Wimborne has not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.