### **Floor Plan**





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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

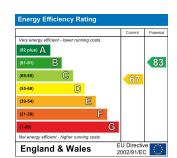
#### **Contact Us**



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hello@bricksestateagents.co.uk





## **53 Somerset Road,** London, E17 8QN

Bricks Estate Agents are delighted to present this beautifully renovated four-bedroom Victorian home, ideally located on the ever-popular Somerset Road in the heart of Walthamstow.

Blending timeless period charm with modern upgrades, this spacious family home offers thoughtfully designed living across three floors.

Step inside to a welcoming entrance hall that sets the tone for the rest of the home. To the front, a bright and airy separate lounge invites you to relax, with large windows that flood the space with natural light. Toward the rear, a stylish, fully fitted kitchen flows seamlessly into a practical utility room, which offers direct access to a private rear garden, ideal for al fresco dining and family gatherings. Additional features on the ground floor include a well-maintained three-piece bathroom and handy under-stair storage.

On the first floor, you'll find three generous double bedrooms, all thoughtfully laid out, along with a second modern three-piece bathroom suite, perfect for growing families or guests.

The top floor is home to a spacious principal bedroom, complete with an en-suite shower room, creating a peaceful retreat with excellent privacy.

Situated on a quiet residential street, Somerset Road offers the best of both worlds, tranquil surroundings with vibrant amenities close by. You're just a short stroll from Walthamstow Village, known for its independent shops, cafés, and eateries, as well as Walthamstow Central station for swift access to the Victoria Line and Overground services. Families will appreciate the proximity to well-regarded schools and leafy green spaces, including Lloyd Park.

## 53 Somerset Road, London, E17 8QN A ⊕ 3 ⊕ 2 ■ D

- \*Guide Price £725,000 £750,000\*
- Oozing With Natural Light
- Victorian Mid-Terraced Home
- En-suite
- Situated In The Heart of Walthamstow
- Lounge 13'3" x 10'11" (4.06 x 3.33)

Kitchen 11'3" x 10'11" (3.45 x 3.33)

Utility Room 8'7" x 8'7" (2.64 x 2.64)

Bedroom Two 14'4" x 12'11" (4.37 x 3.94)

Bedroom Three 10'11" x 8'11" (3.35 x 2.74)

Bedroom Four 8'7" x 8'7" (2.64 x 2.64)

Master Bedroom 23'8" x 12'6" (7.23 x 3.82)

- Recently Renovated
- Four Bedrooms
- Thoughtfully Designed Living Across Three Floors
- Two Three Piece Bathroom Suites
- A Short Stroll From Walthamstow Village











## Directions

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