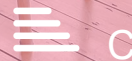




York Road

, London, E17 7HY

Offers in excess of £950,000





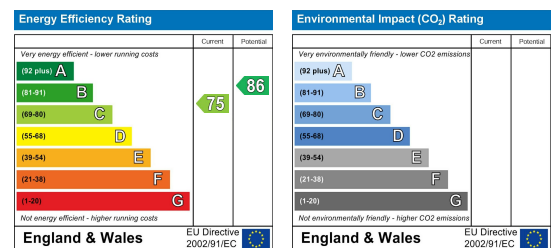
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Victorian Family Home
- Open Plan Kitchen/Diner
- Large Family Bathroom
- 0.5m To St James Street Station
- 1m To Walthamstow Central Station
- Loft Conversion With En-Suite
- Private Rear Garden With Patio Area
- 1280.3 Sq FT (118.9 SQ M)
- Coppermill Lane Location
- Close Proximity To Walthamstow Wetlands



Nestled in the heart of this popular cluster of roads, just moments away from the Walthamstow Nature Reserve, is this exquisite four-bedroom Victorian family home.

As you step through the entrance of this classic brick fronted Victorian terrace, you're immediately greeted by the timeless charm that defines this magnificent property including original period features. To the front is a charming living room, an ideal place to kick back and relax with neutral décor tones, wooden sash windows and a beautiful cast iron fireplace. The heart of this home however is undoubtedly the expansive open-plan kitchen/diner to the rear. Designed for the modern family, this space seamlessly combines functionality with style. The kitchen area is set against an impressive, exposed brick wall and is equipped with high end appliances, wooden countertops, and ample storage solutions, making it a chef's dream. The dining area adds a touch of rustic charm and warmth with stripped wooden floors, perfect for family gatherings or entertaining guests. Large double doors open out to a beautifully landscaped garden with a much desired west facing aspect, creating a seamless flow between indoor and outdoor spaces.

On the first floor you will find two generously sized bedrooms that offer lots of space and natural light making them perfect for children, guests, or home offices as well as the large family bathroom complete with high quality fixtures and fittings including a walk-in shower and free standing bath tub, providing a real touch of luxury. The main bedroom occupies the majority of the impressive loft conversion, its own private haven, with elevated views and abundant natural light complemented by an en-suite shower room, plus an additional fourth bedroom sitting adjacent. Throughout the home, modern touches blend seamlessly with the property's original features, creating a living space well suited for all the family to enjoy.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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