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Gosport Road, Walthamstow, E17 7LX  
Offers In Excess Of £700,000

Enticing, Alluring & Exceptional, this captivating Victorian treasure is nestled in the heart of the highly sought-after Gosport Road, E17. This enchanting mid-terrace property is a true five-bedroom gem, offering ample space for a growing family or those seeking a spacious haven. With five generously proportioned double bedrooms and three beautifully appointed bathrooms, every member of the household can enjoy their own personal retreat. The charm of this Victorian residence is elevated by thoughtful modern enhancements, including a single-story rear extension and a double dormer loft extension, creating a harmonious blend of classic and contemporary living spaces. Step outside, and you'll discover both front and rear gardens, where the lush greenery and vibrant blooms provide a tranquil escape. Step inside, and you'll find this property in impeccable condition throughout, meticulously maintained and elegantly presented. The fully double-glazed windows ensure abundant natural light, and the warmth of a gas central heating system, powered by a combination boiler, will keep you cosy during the colder months. Situated in the heart of E17, Gosport Road is renowned for its family-friendly atmosphere, offering proximity to a wealth of local amenities, schools, and parks. The area is well-connected, with excellent transport links, making it a prime choice for those seeking both a peaceful, community-oriented lifestyle and easy access to the bustling heart of London. Don't miss your chance to make this stunning Victorian property your own, where classic elegance meets modern convenience in a truly desirable location.

#### Property Showcases

As you approach this five-bedroom mid-terrace Victorian property on Gosport Road, E17, you're greeted by a beautiful brick wall with finely designed coping and pillar stones. This wall opens into an easily maintainable front garden that leads to the fully double-glazed front door. The door is protected by an open porch adorned with the original Victorian canopy, providing a glimpse of the property's historical charm. Upon entering, the front door reveals a bright and spacious entrance hall that serves as the gateway to the entire house. The entrance hall is both functional and inviting. It sets the tone for the rest of the property, featuring tasteful Victorian architectural details. The entrance hall seamlessly opens into the main reception room, a true highlight of the property. This room boasts a large bay window at the front, which is fitted with bespoke shutters, allowing natural light to flood the room. The bay window also provides a pleasant view of the street and adds character to the interior. The room is generously sized, offering plenty of space for various furniture arrangements and interior decor. Adjacent to the main reception room is the single-storey rear extension, which has been transformed into a large kitchen/diner. This space is accessible from the lounge, creating a perfect flow for entertaining and family gatherings. The kitchen/diner is well-appointed with a range of top-of-the-line appliances, ensuring that cooking and meal preparation are a joy. The standout feature of this room is the gorgeous breakfast island, which serves as a focal point and an excellent space for casual dining. This double-aspect room is flooded with natural light, thanks to French doors on the side and patio doors at the rear that lead to the outdoor space. The rear garden is a delightful and private area, not overlooked from the back, making it an ideal place for outdoor activities, gardening, or relaxation. On the ground floor, you'll also find a fully tiled three-piece bathroom suite, offering modern conveniences and stylish design. As you ascend to the first floor, a spacious landing area greets you, providing access to three double bedrooms on this level. Each of these bedrooms offers comfortable living space and potential for personalisation. There is also a fully tiled w/c on this floor, adding an extra layer of convenience. The first-floor landing also provides access to the double dormer loft conversion via another staircase. This well-designed loft conversion offers two additional double bedrooms, creating a total of five bedrooms in the property. The loft area is bright and airy, making it a versatile space suitable for bedrooms, an office, or a playroom. Additionally, on this level, you'll find another fully tiled three-piece family bathroom, ensuring that every member of the household has their own space and facilities. Overall, this five-bedroom Victorian property on Gosport Road, E17, combines historical charm with modern convenience, offering a spacious and comfortable family home with a beautiful front garden, a delightful kitchen/diner, and ample sleeping quarters. It's a place where Victorian elegance meets contemporary living, and it's ready to welcome you to experience its unique charm and comfort.

#### Location

Positioned on the rare and charming Gosport Road, your brand new property has access to an abundance of fantastic opportunities when it comes to exploring everything Walthamstow has to offer. London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands is accessible just a short ½ mile from your own front door and here you can enjoy a calendar of weekly activities, as well as seasonal events, that take place throughout the year to engage with the local community and with those further afield, both in the UK and internationally. From family-friendly activities to fun-filled activities for adults such as talks, tours and workshops, Walthamstow Wetlands provides a unique setting in the heart of London to learn, discover and explore. If you are looking to venture slightly further out then you are only a short 20 minute walk to Blackhorse Beer Mile, a walking route of some of London's most exciting craft breweries. Home to a number of breweries and taprooms — including Wild Card, Signature, Exale and Pillar Brewery's Untraditional Pub. It's a fun place to have a drink, do pub quizzes, eat pizza and all that other beer-adjacent stuff, which will be sure to keep you coming back again and again. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.2 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Transportation links are also in huge supply, 5 bus stops are all under 0.14 miles from your front door and offer a vast array of travel locations. Walthamstow Central, St James Street & Blackhorse Road stations are 0.60 miles, 0.10 miles and 0.70 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.36 mile catchment and offer a good to outstanding Ofsted rating.

#### Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,724 pa

#### Entrance Hall

Double glazed opaque door and window to front aspect, stairs to first floor landing, single radiator, stripped wooden flooring and power points.

#### Reception One

19'8" x 11'1" (6.00 x 3.40)

Double glazed bay window with bespoke shutters to front aspect, coving to ceiling, double radiator, stripped wood flooring, phone point, TV aerial point and power points.

#### Kitchen

29'10" x 11'1" (9.10 x 3.40)

Range of base and wall units with granite effect roll top work surfaces, gas oven and hob with extractor hood (untested), stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine and integrated dish washer., double glazed window to side aspect, tiled walls, tiled flooring, power points, double glazed French doors to side aspect and double glazed patio doors to rear aspect.

#### Ground Floor Bathroom

7'10" x 4'9" (2.39 x 1.45)

Panel enclosed bath with mixer taps and shower attachment, high level flush w/c, hand wash basin with mixer taps, tiled walls, tiled flooring and double glazed opaque window to rear aspect.

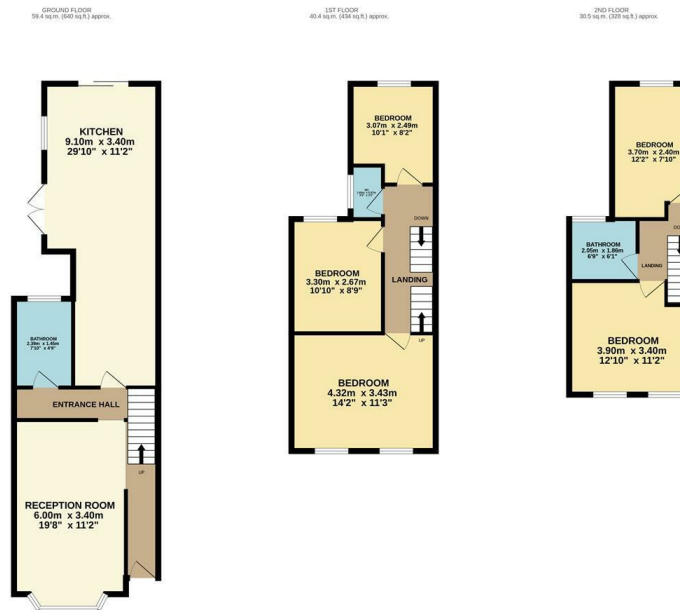
#### First Floor Landing

stairs to second floor landing, carpeted flooring and power points.

#### Bedroom One

14'2" x 11'3" (4.32 x 3.43)

Double glazed windows with bespoke shutters to front aspect, coving to ceiling, double radiator, carpeted flooring, power points, TV aerial point and telephone point.



TOTAL FLOOR AREA: 130.3 sq.m. (1402 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floors, rooms, areas and any other facts are approximate and no responsibility is taken for any discrepancy of the measurements. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the given date.  
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