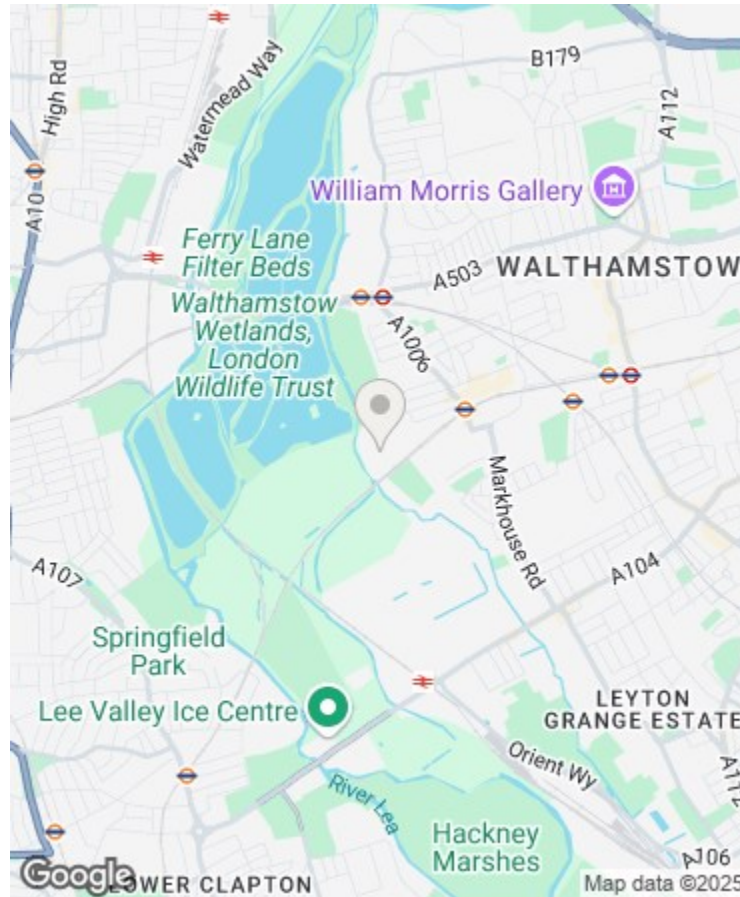




Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

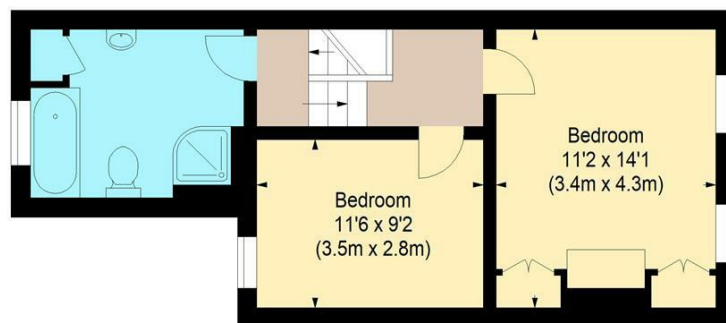
EPC Rating

D

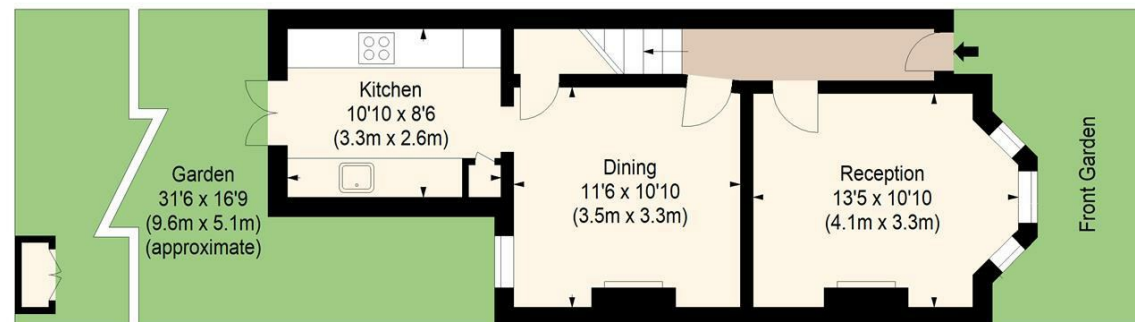
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

63

80



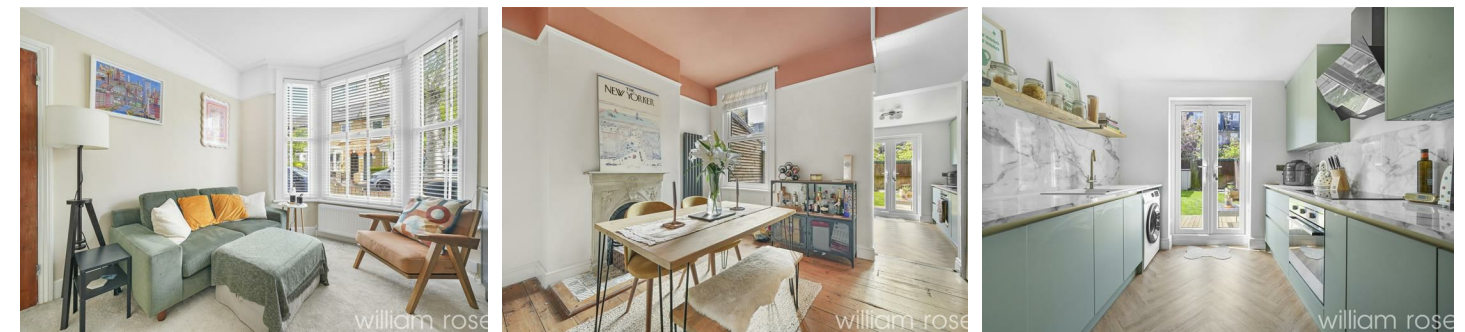
First Floor



Ground Floor

william rose
Chester Road, E17

Approximate Gross Internal Floor Area : 79.99 sq m / 861 sq ft



52 Chester Road, London, E17 7HR

Offers In Excess Of £750,000

- Beautiful two-bedroom Victorian mid-terrace home
- Bright bay-fronted reception room with period charm
- Spacious kitchen with garden access
- Moments from Walthamstow Marshes and Wetlands
- Well proportioned Double bedrooms
- Sought-after Coppermill location
- Dining space ideal for entertaining
- Stylish upstairs bathroom with separate shower and bath
- Excellent transport links via St James Street, Walthamstow Central & Blackhorse Road
- Potential for further development



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/4/2025

52 Chester Road, London E17 7HR

Charming two-bedroom Victorian mid-terrace in the heart of Walthamstow's Coppermill area. Featuring a bright bay-fronted reception, open-plan dining, spacious kitchen, upstairs bathroom, and a west facing rear garden—all just moments from the Marshes, local cafés, and excellent transport links.



Council Tax Band: C



Nestled in the heart of the ever-popular Coppermill area of Walthamstow, this beautifully presented two-bedroom Victorian mid-terrace home effortlessly combines period character with contemporary comfort. Set on the sought-after Chester Road, this property enjoys a peaceful residential setting while being just a stone's throw from the vibrant life of Walthamstow's village feel and green spaces.

Upon entering the home, you are welcomed by a light-filled bay-fronted reception room to left — a perfect space to unwind or entertain. The adjoining dining room flows seamlessly, offering a versatile open-plan feel that suits both relaxed family meals and lively dinner parties. To the rear, the charming kitchen provides direct access to the generous rear garden, offering a tranquil outdoor retreat, ideal for al fresco dining or a peaceful morning coffee.

Upstairs, you'll find two well-proportioned double bedrooms, both offering plenty of natural light and ample storage options. The main bedroom spans the width of the house and retains the classic Victorian proportions and charm. A real highlight is the spacious upstairs bathroom — a rarity for period properties — which features both a bathtub and separate shower, as well as a bright and airy layout thanks to its thoughtful positioning at the rear of the home.

This property retains many original features and has been lovingly maintained, offering a blend of warmth, practicality and Victorian charm. With scope to personalise or extend (subject to planning), this home is ideal for young families, couples, or those looking for a characterful home in a connected yet tranquil part of Walthamstow.

Location Highlights: Chester Road sits in the desirable Coppermill enclave — a peaceful, community-minded neighbourhood tucked between the lush open spaces of Walthamstow Marshes and the bustling charm of Walthamstow Village. You're moments from the scenic Wetlands, offering miles of walking and cycling paths along the River Lea and into Hackney and beyond.

Walthamstow Central and Blackhorse Road stations are both within easy reach, providing excellent

Victoria Line and Overground connections into Central London. The nearby Coppermill Lane offers independent cafés, bakeries, and pubs, including the much-loved Crate Brewery and the historic Chequers. A great choice of schools and nurseries, local markets, and creative hubs like God's Own Junkyard all contribute to the area's unique appeal.

This is a rare opportunity to own a slice of Walthamstow's Victorian heritage, thoughtfully updated and ready to move into, in one of East London's most loved neighbourhoods