






## Vallentin Road, Walthamstow, London, E17

Offers In Excess Of £700,000

**FOR SALE**

 2  1  3

Freehold

- 3 Bedroom Victorian terraced house
- 2 Reception areas
- Utility room
- Double glazing & gas central heating
- Potential for loft extension STPP
- Wood Street Overground station: 0.1 mile
- EPC rating: D (59) & Council tax band: C
- Rear garden: approx 85' south-facing
- Off-street parking
- Internal: 916 sq ft (85 sq m)

Stylish family home between Wood Street and Walthamstow village, with a large south-facing garden and off-street parking.

The main reception areas are gently divided into a comfortable dining space designed to bring people together, and a roomy lounge for stretching out in the evening with a bay window and cosy woodburner; the space has a natural light flow from both sides.

The kitchen is a good size, sleek and modern and looks out to the garden which is large for E17 and features patio and lawned areas, established shrubs and a shed - a perfect den or craft studio the options are endless. The garden is framed by a dramatic backdrop of trees and being south facing gets the sunlight all day.

Back inside, a bonus area in the property is the utility room that's been created in the side return - probably the reason everywhere feels so calm and tidy.

Upstairs the recently renovated 3 piece bathroom is alongside 3 double bedrooms.

Although the layout of the home is modern, the home features nods to its Victorian heritage with reclaimed floorboards throughout and original skirting boards.

We're told the neighbours are delightful on Vallentin Road where there's a genuine sense of fellowship. The location gives you the best of Wood Street and Walthamstow village, which includes highly rated schools, sports facilities and the wilds of Epping Forest all within walking distance. Plus popular cultural landmarks like Vestry House Museum and St Mary's Church, with the Soho Theatre due to open in Walthamstow in 2025. There's also a wonderful variety of local independent shops, restaurants, cafes and pubs in both areas including the Wildcard Brewery, The Duke, the Chocolate Bakery, the Wood Street Indoor market and the Georgian Village.

Local transport is excellent with Wood Street and Walthamstow Central Stations offering Underground and Overground services, both a 5 minute cycle away. Shall we take a look?

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## DIMENSIONS

**Entrance**  
Via front door leading into:  
**Entrance Hallway**  
Staircase leading to first floor.

**Reception Room One**  
14'0 x 11'9  
Open to:

**Reception Room Two**  
12'2 x 11'4  
Open to reception room one.

**Kitchen**  
11'9 x 8'8  
Door to:

**Utility Area**  
11'10 x 4'7  
Door to kitchen. Doors to rear garden.

**First Floor Landing**  
Door to all first floor rooms.

**Bedroom One**  
13'0 x 11'5

**Bedroom Two**  
10'7 x 8'8

**Bedroom Three**  
8'10 x 6'4

**First Floor Bathroom**  
8'10 x 4'8

**Rear Garden (South-facing)**  
approx 85'  
Access to:

**Shed**

**Off Street Parking**  
Driveway to front for 1 car.

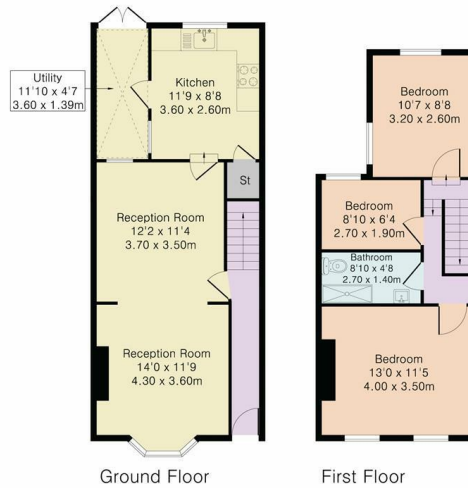
**Additional Information:**  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

**Notice:**  
All photographs are provided for guidance only.

**Disclaimer:**  
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

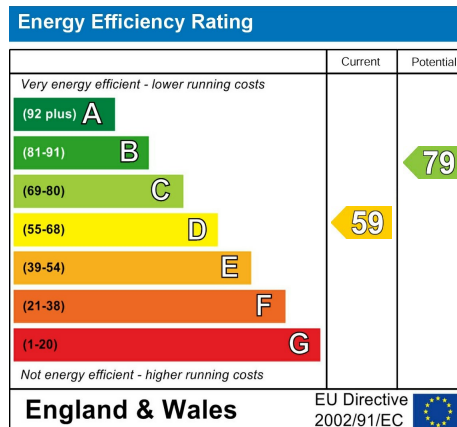
Approximate Gross Internal Area 916 sq ft – 85 sq m  
Ground Floor Area 515 sq ft – 48 sq m  
First Floor Area 401 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP



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