




## Livingstone Road, Walthamstow, London, E17

Offers In Excess Of £950,000

Freehold

**FOR SALE**

 2  2  4

- 4 Bedroom, extended Victorian terraced house
- 2 Reception rooms & 2 bathrooms
- Loft conversion
- Walthamstow Central tube station: 0.7 mile
- Walthamstow village location
- Council tax band: C
- EPC Rating: C (74)
- Secluded rear garden: approx 30'
- Chain-free
- Internal: 1402 sq ft (130 sq m)

A welcoming home designed for family living and entertaining, renovated to a high standard of finish throughout and with comfort its core theme in every room.

The reception areas of this extended home create an impact as you walk in. The bold ground floor configuration creates a lovely flow through the property, giving every space a solid presence and function. The lounge area in the bay front leads to the spacious kitchen in the centre and on to the diner and further lounge area, flooded with light from a skylight, and opening up to the pretty and private garden, with lawn and seated area.

Upstairs the family bathroom and shower rooms continue the contemporary style and neutral decor of the home. All the bedrooms are well designed doubles, with plenty of light and space and skylights in the loft conversion. The layout also includes plenty of built-in storage.

This Walthamstow Village location may be quiet and peaceful but it puts you close to everything this cultural hub has to offer on all sides. Once you've dropped the kids off at school (the excellent Henry Maynard, St Mary's and Barclay are all close by) head to Huck's for a coffee and a croissant – you deserve it! When the little ones return, head over to Wingfield Park for a ride on the swings. If a night out with friends is on the cards there are more local pubs and eateries than you can shake a stick at. Try The Castle or The Queens Arms for gastro pub cuisine, Orford Road Saloon for delicious tapas, or head down to the Ravenswood to sample the delights of the brewery taprooms and have your mind blown by the neon emporium that is God's Own Junkyard.

Walthamstow Central station is a 10 minute walk away, for the Victoria Line tube and Overground trains. And you're only a 7 minute cycle away from open, natural green space at Hollow Ponds.

A stunning Victorian home in a cracking east London location, and chain-free.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen/diner.

### Ground Floor WC

### Reception Room

12'0 x 11'3

Open to:

### Kitchen/Diner

31'0 x 13'6

Open to reception room. Sliding patio doors leading into rear garden & door to ground floor wc.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

14'7 x 13'0

### Bedroom Two

10'9 x 9'1

### First Floor Bathroom

8'8 x 8'1

### Second Floor Landing (Loft)

Doors to:

### Bedroom Three

13'5 x 10'11

### Bedroom Four

11'4 x 8'6

### Second Floor Shower Room

7'3 x 5'5

### Rear Garden

approx 30'

### 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 1402 sq ft – 130 sq m

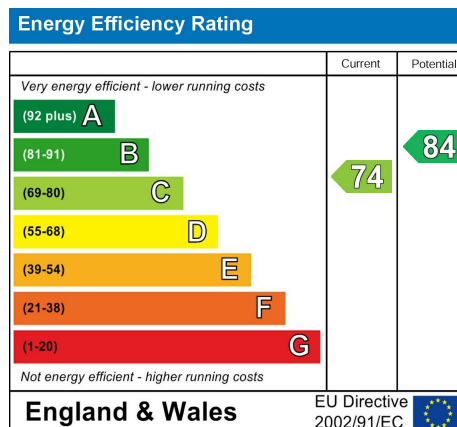
Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 441 sq ft – 41 sq m

Top Floor Area 347 sq ft – 32 sq m



## EPC RATING



## MAP



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