



## St. Mary Road, Walthamstow, London, E17

Offers In Excess Of £1,650,000

**FOR SALE**

2 3 5

Freehold

- 5 bedroom double fronted Victorian terraced house
- 2 Reception rooms
- Cellar, ground floor wc & utility room
- 2 bathrooms & shower room
- Gas central heating
- Walthamstow Central Tube station: 0.2 mile walking distance
- Close to Walthamstow Village
- EPC rating: D (58) & Council tax band: E
- Rear garden: approx 50ft with external studio
- Internal: 2358 sq ft (219 sq m)

This exceptional five-bedroom, double-fronted Victorian terraced house presents a rare opportunity to acquire a truly special family home.

A beautifully tiled path and entrance invite you into a spacious hallway, where the tiling seamlessly extends through to the rear of the property, setting the tone for the exquisite presentation found throughout. Original wooden floorboards and high ceilings create an atmosphere of timeless charm, while two reception areas, each featuring bay windows, provide ample space for entertaining and family living. The heart of the home lies in the kitchen, with an original working fireplace, complemented by sleek modern cabinetry, white metro tiles, and a striking checkerboard floor. This flows directly into the south-facing garden, where a fully equipped studio with sink, power, water, and internet offers an ideal workspace or creative retreat. A ground floor WC, utility room, and cellar provide essential storage and convenience.

On the first floor, you will find three double bedrooms, two of which benefit from bay windows, flooding the rooms with natural light. The master bedroom boasts an en-suite bathroom and a dressing room. The family bathroom features a roll-top bath, a separate shower, stylish green metro tile walls, geometric floor tiles and built-in storage. The second floor offers two further bedrooms with built-in storage and a shower room.

Situated in a desirable village location, this property offers excellent connectivity to the city, with Walthamstow Central Station just a short walk away, providing easy access to tube and overground services. The property is also ideally placed for access to highly regarded primary schools and the charming Walthamstow Village, offering a vibrant array of independent shops, cafes, and restaurants. Local favourites include The Kitchen, The Nag's Head and Peel.

Shall we take a look?

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DIMENSIONS

**Entrance**  
Via front door leading into:

**Enclosed Porch**  
Further door leading into:

**Entrance Hallway**  
Access to cellar, reception room, dining room, kitchen & utility room.

**Cellar**  
13'11 x 6'3 (4.24m x 1.91m)

**Ground Floor WC**  
4'5 x 2'3 (1.35m x 0.69m)  
Access to utility area.

**Reception Room**  
14'2 x 12'10 (4.32m x 3.91m)  
Doors to:

**Living Room**  
10'10 x 10'10 (3.30m x 3.30m)  
Doors to rear garden. Door to reception room.

**Kitchen**  
26'1 x 11'11 (7.95m x 3.63m)  
Doors to rear garden.

**Utility Room**  
7'11 x 4'6 (2.41m x 1.37m)  
Door to rear garden.

**First Floor Landing**  
Staircase leading to second floor landing. Door to all first floor rooms.

**Bedroom One**  
16'6 x 11'11 (5.03m x 3.63m)  
Door to:

**Dressing Room**  
9'1 x 6'1 (2.77m x 1.85m)

**Bedroom Two**  
14'4 x 10'0 (4.37m x 3.05m)

**Bedroom Three**  
11'5 x 10'10 (3.48m x 3.30m)

**First Floor Bathroom 1**  
11'11 x 9'5 (3.63m x 2.87m)

**First Floor Bathroom 2**  
9'7 x 4'5 (2.92m x 1.35m)

**Second Floor Landing**  
Door to all second floor rooms.

**Bedroom Four**  
21'2 x 9'3 (6.45m x 2.82m)

**Bedroom Five**  
21'2 x 7'9 (6.45m x 2.36m)

**Shower Room**  
7'10 x 6'5 (2.39m x 1.96m)

**Rear Garden**  
approx 50' (approx 15.24m)  
Access to:

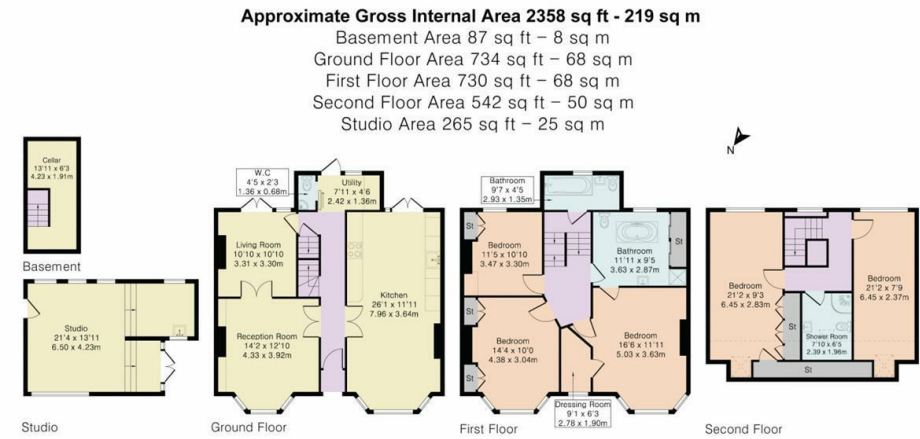
**Studio**  
21'4 x 13'11 (6.50m x 4.24m)  
Sink, power, heating, water and internet.


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

**Notice:**  
All photographs, floorplan and video tours 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



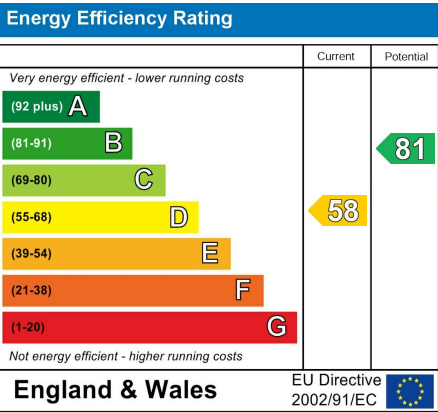
 PINK PLAN

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 Certified Property Measure



EPC RATING



LOCATION

