



## Livingstone Road, Walthamstow, London, E17

Offers In Excess Of £925,000

**FOR SALE**

1 2 5

Freehold

- 5 bedroom Victorian terraced house
- Double glazing & Gas central heating
- Kitchen/diner
- Loft conversion
- Close to Walthamstow Village
- Walthamstow Central tube station: 0.7 mile
- EPC rating: C (73)
- Council tax band: D
- Rear garden: approx 40ft
- Internal: 1447 sq ft (135 sq m)

An impressive five-bedroom Victorian terraced house, with a classic exterior, presents a wonderful opportunity for a spacious and characterful home. Upon entering, you are welcomed into a generously sized through-reception room, flooded with natural light from a large bay window. The heart of the home lies in the large, sleek white kitchen/diner, a space enhanced by skylights that flood the area with daylight. Perfectly designed for modern living, this room seamlessly opens out to the north-northwest facing rear paved garden, ideal for outdoor enjoyment. Ascending the staircase, the original dado rail in the hall and on the stairs immediately catches the eye, a testament to the home's Victorian heritage. The first floor hosts the primary bedroom, benefiting from both a bay window and an additional window, ensuring a bright and airy feel. Two further good-sized bedrooms and a family shower room complete this floor. The thoughtfully designed loft conversion provides a large bedroom with integrated storage, as well as an additional smaller bedroom and a three-piece bathroom.

Residents of this sought-after family neighbourhood enjoy a strong sense of community. Its proximity to Walthamstow Village means easy access to the array of shops and eateries on Orford Road and the diverse offerings of Hoe Street. Excellent transport links are within easy reach, with Walthamstow Central tube station just a short stroll away, providing swift connections into central London. Local amenities such as the popular Hucks coffee shop and the green space of Wingfield Park are also nearby. The proximity to good schools is a significant advantage for families, making this an exceptional home in a desirable part of Walthamstow.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Porch

Further door leading into:

### Entrance Hall

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

### Reception Room

24'1 x 10'11 (7.34m x 3.33m)

### Kitchen/diner

24'8 x 8'10 (7.52m x 2.69m)

Doors leading into rear garden.

### First Floor Landing

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

### Bedroom One

14'9 x 13'1 (4.50m x 3.99m)

### Bedroom Two

12'10 x 9'2 (3.91m x 2.79m)

### Bedroom Three

9'10 x 9'3 (3.00m x 2.82m)

### First Floor Shower Room

### Second Floor Landing (Loft)

Door to all second floor rooms.

### Bedroom Four

18'5 x 8'10 (5.61m x 2.69m)

### Bedroom Five

9'7 x 9'3 (2.92m x 2.82m)

### Second Floor Bathroom

### Rear Garden

approx 40' (approx 12.19m)

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

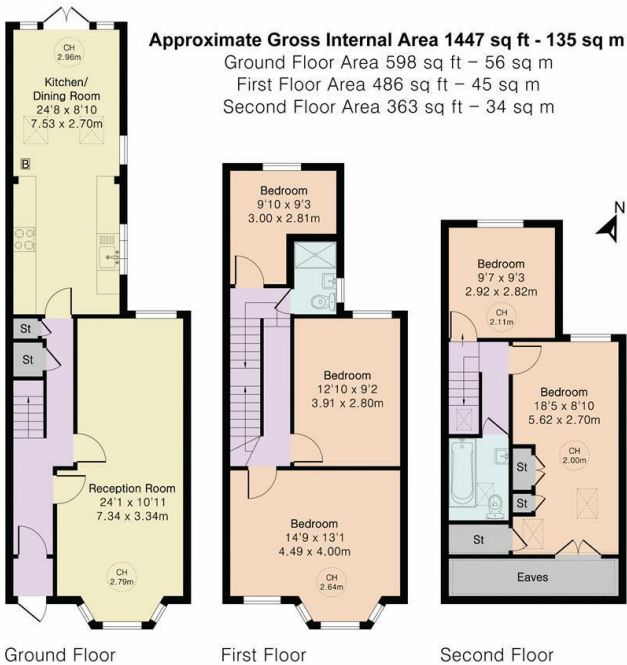
### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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).

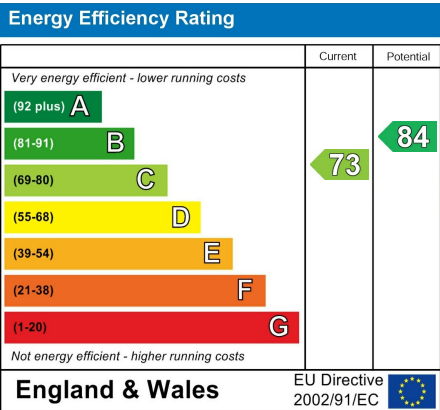
## FLOORPLAN



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



## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

