A stunningly presented, characterful four bedroom family home. Attractively laid out over three floors, you have a wealth of communal, family friendly space, with original features and bespoke additions visible throughout.

The ground floor is dominated by two large, open plan spaces – the lounge diner and the kitchen. The former is a wonderfully light, dual aspect room, with bay to the front and French doors to the rear, and with richly hued stripped flooring underfoot. The latter is a space where there is room aplenty for the whole family to gather at mealtime, and fitted with base and eye level units, Butler sink and flagstone flooring. The ground floor is completed by a WC...

In The Owners Words...
We have loved living in this home and street. It has been a great place to begin the ‘family’ chapter of our life. Full of period character, we kept the original sash windows and got the fireplaces working again. This allowed us to make it cosy in the winter with a roaring fire and cool in the summer with the back doors flung open onto the garden.

Walthamstow is an great place to live and hard to leave. If you are looking for a community to raise a family I can’t recommend this area enough. We have made life long friends here and our home has been a sanctuary. A place entertain friends and family and welcome our little family into the world. Moving abroad for new opportunities has taken us away, we are hoping someone will love this home as much as we have.

Dimensions:

- Entrance
  - Via front door leading into:
    - Entrance Hallway
      - Staircase leading to first floor. Door to all ground floor rooms.
    - Ground Floor WC
      - Through Lounge
        - 24’8 x 11’8
        - Access to rear garden.
      - Kitchen/Diner
        - 14’9 x 9’6
        - Door to rear garden.
      - First Floor Landing
        - Staircase leading to second floor. Door to all first floor rooms.
  - Bedroom One
    - 15’6 x 13’5
  - Bedroom Two
    - 11’3 x 9’0
  - Bedroom Three
    - 9’6 x 6’4
  - First Floor Bathroom
    - 6’7 x 4’5
  - Second Floor Landing (Left)
    - Door to:
      - Bedroom Four
        - 17’3 x 9’5
        - Door to:
          - Ensuite
            - approx 4’5
  - Rear Garden
    - approx 45’

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 here have not been tested by us or if 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).

Offers In Excess Of £650,000

- Extended Victorian Mid Terrace House
- Four Bedrooms
- Through Lounge
- Kitchen/Diner
- Ground Floor WC
- Council Tax Band: C
- 0.6m To Wood Street Station
- Approx 45ft Rear Garden
- No Onward Chain
- 1159 Sq Ft (107.7 Sq M)

Freehold

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The first floor houses two double bedrooms and a generous single, together with the family bathroom. All are as well presented as the rooms below, with the front bedroom in particular being a joy, stretching as it does across the whole front of the property. The master bedroom is housed in the loft extension, and has it’s own en suite shower room, making it a haven of peace and tranquillity you can retire to after a busy day.

From both the lounge diner and kitchen you can access the private rear garden. This is laid to lawn with border planting, and also has a patio area for al fresco dining over the summer months.

There is never a shortage of things to do in E17. This home sits on a quiet and peaceful residential street, but this property is close to all the action. The William Morris pub is just up the road, or you could try the burgers and cocktails at The Duke on Wood Street. The wonderful Lloyd Park and William Morris Gallery are just a short walk away, offering a multitude of yearly events. If exercise is on the agenda, then there’s Peter May Sports Centre, Walthamstow Football Club and Waltham Forest Feel Good Centre close by, or maybe venture a little further afield onto the wide open spaces of Hollow Ponds and Epping Forest. When the weekend all too quickly comes to an end and work beckons, the proximity of Wood Street station, as well as easy access to the A406 and M11, will make the daily commute just that bit more bearable.