



Kitchen / Reception Room  
29'11" x 12'8"

Reception Room  
12'5" x 10'0"

Bedroom  
13'9" x 11'1"

Bedroom  
10'6" x 8'5"

Bathroom  
8'3" x 8'3"

Utility Room

Bedroom  
17'10" x 9'6"

Ensuite  
8'2" x 13'6"

Bedroom  
13'6" x 7'11"

Garden  
19'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## COLERIDGE ROAD, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedroom House
- Victorian Terrace
- Utility Room
- Beautifully Presented
- Approx 1300 Square Feet
- Short Walk to Lloyd Park
- Walthamstow Central Location

Set in an enviable location between Walthamstow Central, Lloyd Park and Blackhorse Road, this bright and characterful four-bedroom Victorian end-of-terrace home has been beautifully restored, blending contemporary convenience with traditional charm.

The spacious open-plan kitchen/lounge is a standout feature, complemented by an additional reception room. Upstairs, you'll find a stylish first floor bathroom and separate utility, while the converted loft offers a master with en-suite.

The south-facing garden is the finishing touch, thoughtfully designed and perfect for relaxing or entertaining.

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#### IF YOU LIVED HERE...

You'll long admire the handsome frontage when you step back after time away. Beyond, your front reception room is a cosy sanctuary, with timber flooring, a characterful wood burning stove, bespoke shutters, custom carpentry, a striking ceiling rose and a sublime colour scheme. This spotless finish carries on through to your show-stopper of a kitchen/diner/living space. There's plenty of room for lounging and dining here, so entertaining will be high on the agenda (you'll want to put that kitchen island to use). The cabinets are pristine, as are the appliances, while the exposed brickwork bring a touch of industrial style. The pendant lighting is striking, while the sky light and epically proportioned patio doors add plenty of brilliance in daylight hours. During warmer months, open the doors and spill out into the rear garden, which is brilliantly secluded thanks to the horizontal slated fencing. The custom seating is a nice touch, too. On the first floor, you've got two bedrooms, each with spotless decor (the one at the front has some masterful custom storage). As well as a utility area for laundry, you've got a family-sized bathroom, which has beautiful tiling, vintage-style fittings, a freestanding bathtub and a walk-in shower. Up in the loft, you have a further two bedrooms, one with a stylishly designed ensuite. You're in a prime spot for making the most of E17. This neighbourhood is brimming with independent coffee shops, lively bars, and excellent eateries, all surrounded by

generous green space. Just a short stroll away lies Lloyd Park, home to the William Morris Gallery, the former residence of Walthamstow's most celebrated son. Ten minutes on foot brings you to Sodo on Hatherley Mews, serving what the Evening Standard hails as "London's best pizza." This pocket of E17 has been buzzing even more since the opening of the Walthamstow Soho Theatre, a major cultural landmark showcasing world-class performances. Head in the other direction towards Blackhorse Road and you'll discover a wealth of acclaimed spots, from Slow Burn and Burnt Faith to Italian Bakery and Forest Wines. And that's just the beginning.

#### WHAT ELSE?

- If you need to travel beyond E17, it couldn't be easier. Just 0.6 miles away, Walthamstow Central offers fast access to both the Weaver Overground and Victoria Line (143mins), perfect if you want to guarantee a seat at the top of the line. Alternatively, Blackhorse Road station is only 0.7 miles away (16 mins) and connects you to both the Victoria Line and the Overground's Suffragette line.
- You're also a short stroll from Europe's longest market, which runs along the High Street. Here you'll find the multiscreen Forest cinema and the convenient chains in the 17&Central shopping centre.
- Parents will be pleased to know you have an abundance of great schools in the area.



#### A WORD FROM THE OWNER...

"The house is quite spacious, it has sufficient rooms. The house is near many local amenities. For example, to name a few, the house is not far from The Mall. It has a variety of transport links near that are easily accessible. In addition to this, there are many well-known local schools nearby too. Walthamstow is full of things to fulfil everyone's needs."

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