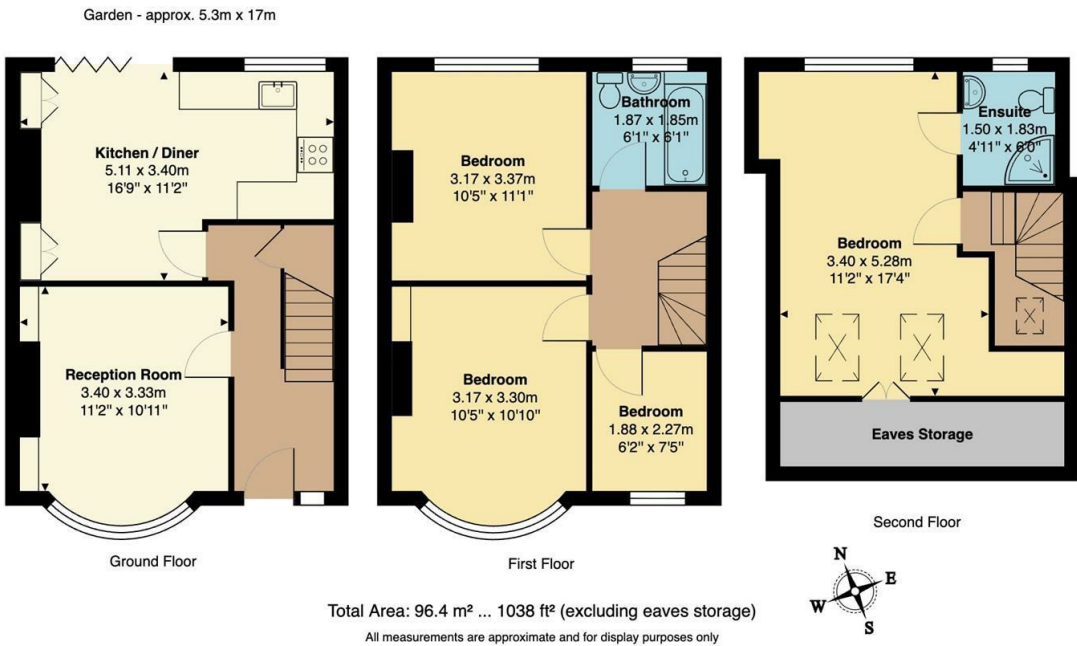


ST. JOHN'S ROAD, WALTHAMSTOW
Offers In Excess Of £725,000 Freehold
4 Bed House



Features:

- 1930s Style Terrace family Home
- Four Bedrooms
- Over Three Floors
- Two Bathrooms
- Rear Garden Over 60ft
- Good Order Throughout

This four-bedroom family home, set within a 1930s-style terrace, is arranged across three floors and offers a strong sense of space from the moment you arrive. Two bathrooms provide everyday practicality, while the rear garden, stretching to over 60ft, adds another layer of generosity. Well-presented throughout, it balances impressive proportions with a layout that works beautifully for family life, creating a home that feels versatile, comfortable and ready to enjoy from day one.

REQUEST A VIEWING
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E4 & N17
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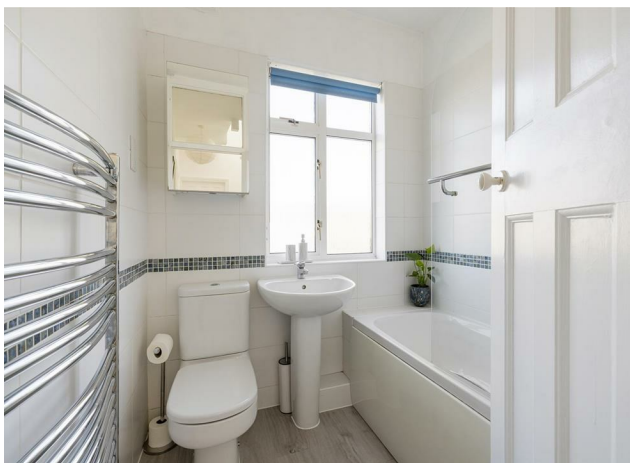
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IF YOU LIVED HERE...

A charming period frontage and covered entrance create an inviting first impression, with depth and presence that carry through into the house. Inside, the hallway has a pleasing sense of width, with glazing around the front door drawing in natural light and understairs storage neatly tucked away.

The reception room is a lovely space to settle into, centred around a broad bay window and a fireplace that anchors it with warmth. Beyond, the kitchen and dining room has been brought together with real confidence. Bifold doors lead directly out to the garden, creating an easy connection between inside and out, while painted cabinetry, warm timber worktops and softly patterned tiling give the room a thoughtful, individual character. It works effortlessly for everyday living as well as more leisurely gatherings.

Outside, the garden extends the living space, with a paved terrace for dining or sitting out, followed by a long lawn that lends the whole setting a sunlit, open feel in the warmer months.

Upstairs, light spills down the stairwell from the skylight above, lending the landing a soft, airy quality. The bedrooms on this floor each have their own appeal, from the bay-fronted room with its fireplace, to the restful rear bedroom with a leafy outlook, along with a further room that could work well as a bedroom, study or nursery. The bathroom is well presented and finished with a bath and overhead shower, with

natural light bringing an added freshness.

On the upper floor, the loft room feels wonderfully spacious, with twin skylights and a large window drawing in light from different angles. It has a lovely sense of balance, while the ensuite adds comfort and privacy.

Beyond the house itself, the area offers a strong mix of independent favourites and larger local destinations. Within a short walk, Ruttle & Rowe is a well-regarded neighbourhood café for specialty coffee, pastries and sourdough toasties, while The Dog & Duck remains a dependable local for food and drinks in a more traditional pub setting. A little further on, the Waltham Forest Feel Good Centre adds day-to-day convenience, with its swimming pool, gym and soft play all under one roof. Lloyd Park broadens the choice again, with the William Morris Gallery, two cafés, a weekend market and a playground, while nearby Epping Forest offers miles of open green space for walking and cycling. For families, Chapel End Infant School is also close by, just a 5-minute walk away.

WHAT ELSE?

For transport, Wood Street station is a 20-minute walk or a 5-minute cycle, with secure bike storage available. From here, regular Overground services run into Liverpool Street. Local bus routes also connect you with surrounding areas including Walthamstow, Leytonstone and Highams Park, making day-to-day travel straightforward whether staying local or heading further into town.



A WORD FROM THE OWNER...

"We have loved living in this house. Very well located - under 10 minutes walk from Lloyd Park, with its fantastic farmers market at the weekends, and Chestnut Fields is a wonderful green space nearby. It's a 15 minute walk to Wood Street Station which makes commuting to Liverpool St a breeze. The house has a lovely garden and the bifold doors are great in the summer for sitting out on the patio. There's loads of space and great storage, with some lovely original features that we love like the original 1930s fireplace. Great area for families - lots of lovely restaurants and cafes on Wood Street and beautiful Epping Forest is a 10 minute drive away. The street is quiet and safe with a real neighborhood feel - lots of people take part in a Christmas advent window calendar each year and last year we won the Most Pizza Loving road in Walthamstow competition with Yard Sale our local pizzeria!"

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Reception Room
11'1" x 10'11"

Kitchen / Diner
16'9" x 11'1"

Bedroom
6'2" x 7'5"

Bedroom
10'4" x 10'9"

Bedroom
10'4" x 11'0"

Bathroom
6'1" x 6'0"

Bedroom
11'1" x 17'3"

Ensuite
4'11" x 6'0"

Garden
17'4" x 55'9"



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