



Reception Room
25'1" x 14'1"

Kitchen/ Diner
14'0" x 13'7"

Bathroom
8'5" x 5'9"

Garden
16'4"

Outbuilding
13'1" x 8'11"

Bedroom
14'2" x 11'2"

Bathroom

Bedroom
8'3" x 7'2"

Bedroom
10'2" x 8'9"

Bedroom
10'0" x 8'11"

Bedroom
17'2" x 9'0"

Bathroom



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



CASSIOBURY ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold 5 Bed House - Mid Terrace



Features:

- Five Bedroom Period House
- Large Kitchen Diner
- Open Plan Double Reception
- Three Bathrooms
- Fully Extended Loft
- Garden Summerhouse
- Moments to St James Street Station
- Close to Walthamstow Marshes

A fantastic opportunity to make this five-bedroom Victorian-style terraced family home in the sought-after Coppermill Lane area of Walthamstow your own. Spanning 1,377 sq ft, it offers a flexible, well-balanced living space full of modern updates. The property features an extended loft, three bathrooms, a spacious kitchen/diner, a generous double-through reception room, and a private garden complete with a summerhouse - perfect for work, relaxation, or play. Ideally located just moments from St James Street Overground Station and within easy reach of the wide-open green spaces of Walthamstow Wetlands, this home truly offers the best of both worlds: city convenience and peaceful, natural surroundings.

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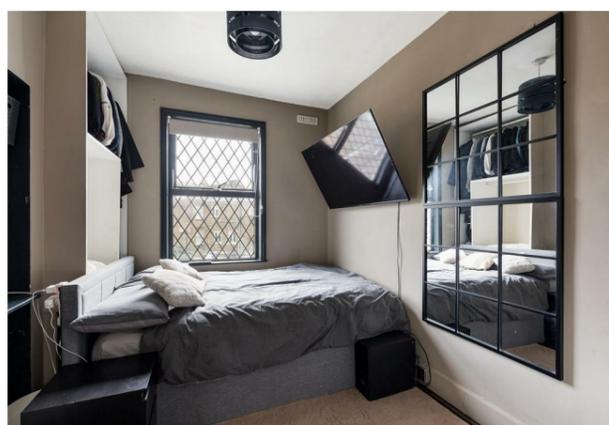
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IF YOU LIVED HERE...

Step inside and you'll immediately find yourself in the expansive double reception room, stretching an impressive 25 feet. An ornamental fireplace with a marble surround and white mantelpiece adds interest and heritage, creating a natural focal point. Wooden flooring runs through to the dining area, and there's plenty of room here for the whole family to spread out in comfort along with under stair storage.

Glazed French doors lead through to the kitchen/diner - smart, efficient, and perfectly designed for modern living. Buff cabinetry wraps around in an L-shape, providing generous prep space on sleek black worktops, while integrated appliances, including a double oven and gas hob, give you all the tools for effortless entertaining. There's ample space for a large dining table too, ideal for family meals or move-in celebrations.

A handy ground-floor bathroom is smartly clad in sandstone tiling, with a bath and shower combination to help with busy morning routines.

French doors open onto the east-facing garden, where you'll catch the best of the morning light. At the far end sits a versatile garden studio, perfect as a home gym, guest room, or creative workspace.

Back inside, plushly carpeted stairs lead to the first floor, where you'll find three bedrooms. The largest spans the width of the property at the front, with twin windows bouncing light across the wooden floorboards. Refined wall panelling adds character, and with its west-facing aspect, it's the last room to lose the light. A further double and single complete this floor, alongside a practical bathroom clad in grey with a sleek shower for quick refreshes.

The loft conversion adds another layer of flexibility, with dual-aspect light from French doors opening onto a Juliet balcony and twin Velux windows. A bank of built-in wardrobes and a purpose-built niche for a dressing table or desk make it a highly functional space. Plush carpeting underfoot softens early morning starts, while the en-suite shower room enhances convenience. A further double bedroom here, detailed with soft ballerina-pink panelling, completes this calm and restful top floor.

WHAT ELSE?

In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite. Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching. Soho Theatre has just opened its first second outpost, a magnet for lovers of cutting-edge theatre and comedy.



A WORD FROM THE OWNER...

"We've enjoyed living here for the last 30 years, it's a very family friendly neighbourhood. Our children were born and raised here, and attended the outstanding Coppermill primary school. Even though we've extended the house to its maximum, we've outgrown it. The location is second to none, transport links, shopping centres at your doorstep. Parks and wildlife/ canal walks / wetlands only a few minutes away."

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