



Lounge
11'1" x 9'10"

Kitchen/Diner
12'1" x 11'1"

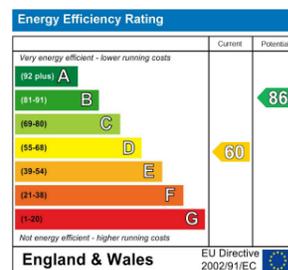
Bathroom
8'6" x 6'2"

Bedroom
14'5" x 11'1"

Bedroom
12'1" x 9'2"

Garden
25

Total Area: 68.6 m² ... 738 ft²
All measurements are approximate and for display purposes only



SPRINGFIELD ROAD, WALTHAMSTOW Offers In Excess Of £650,000 Freehold 2 Bed House - End Terrace



Features:

- Two Bedroom House
- Victorian End of Terrace
- Beautifully Presented
- Short Walk to St James Station
- East Facing Rear Garden

A beautifully presented two-bedroom Victorian end of terrace, set on a quiet residential road. Full of natural light and thoughtfully maintained throughout, this is a home that balances period character with everyday practicality. You're moments from the independent energy of St James Street, with green open space close including the Wetlands close by, and swift Overground connections into the City within easy reach.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You would step into a bright reception room, where timber floorboards run underfoot and the bay window draws in natural light. The fireplace creates a focal point, and there's an easy flow between lounge and dining areas that suits both everyday living and relaxed evenings with friends.

To the rear, the kitchen diner offers generous storage and worktop space, with room for a family table and a clear connection through to the ground floor bathroom. Upstairs, two well-proportioned double bedrooms sit across the first floor, the principal spanning the front of the house and the second enjoying a quieter outlook over the garden.

Outside, the east facing rear garden catches the morning sun, with a mix of lawn and decking creating practical, low maintenance outdoor space.

WHAT ELSE?

A short walk to St James Station for direct Overground services into Liverpool Street.

Within 10 minutes of St James Park, with Walthamstow Wetlands also reachable on foot for longer walks and open green space.

Close to Long & Short Coffee for small batch roasts, and The Coppermill for relaxed catch ups and evening drinks, both within a 10 to 15 minute stroll.



A WORD FROM THE OWNERS...

"We have absolutely loved living on Springfield Road. It was the perfect first home for us and will always be a very special place. From the moment we moved in, the open-plan layout just felt like home and has been the backdrop to many happy dinner parties and summer BBQs in the garden.

What makes it even better, though, is the area itself. The neighbours are friendly and welcoming, and St James Street is right on your doorstep. We'll really miss popping out for treats from Beaten by a Whisker bakery and grabbing unbeatable coffee from Long & Short (still the best coffee in London, in our opinion!). You're also perfectly placed on the Hackney side of Walthamstow, with Clapton just one stop away on the Overground.

Another huge draw is the access to green space. St James Park is just around the corner, and for proper countryside vibes you can wander further to the Wetlands or Walthamstow Marshes, which we regularly go on runs and bike rides through, and come early autumn, home to the best blackberry picking in the borough. And just up the road, the Blackhorse Beer Mile is another great option for drinks and food all year round, and a crowd pleaser to take

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