

Reception Room
13'6" x 10'6"

Kitchen/ Diner
12'5" x 11'2"

Bedroom
13'5" x 10'7"

Bedroom
11'0" x 7'7"

Bathroom
8'5" x 4'6"

Garden
32'9"

Total Area: 64.2 m² ... 691 ft²
All measurements are approximate and for display purposes only.



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



CENTURY ROAD, WALTHAMSTOW

Offers In Excess Of £665,000 Freehold 2 Bed House - End Terrace



Features:

- Two Bedrooms
- Victorian Home
- End of Terrace
- Short walking distance to Blackhorse Road Station
- Easy Access to Lloyd Park
- Stripped Wooden Floorboards

If you're after a home that's ready to settle into straight away, this gorgeous two-bedroom end-of-terrace could be just the thing. With 691 sq ft to play with, you're in a great spot too—within a short 10-minute walk of Blackhorse Road (Victoria Line and Suffragette Line) and the Walthamstow Wetlands and Lloyd Park, just as easily accessible when you want to slow the pace. Beyond your front door, Blackhorse Lane is just a five-minute walk away. It's quickly become one of Walthamstow's most exciting stretches, known for its independent breweries and creative buzz.

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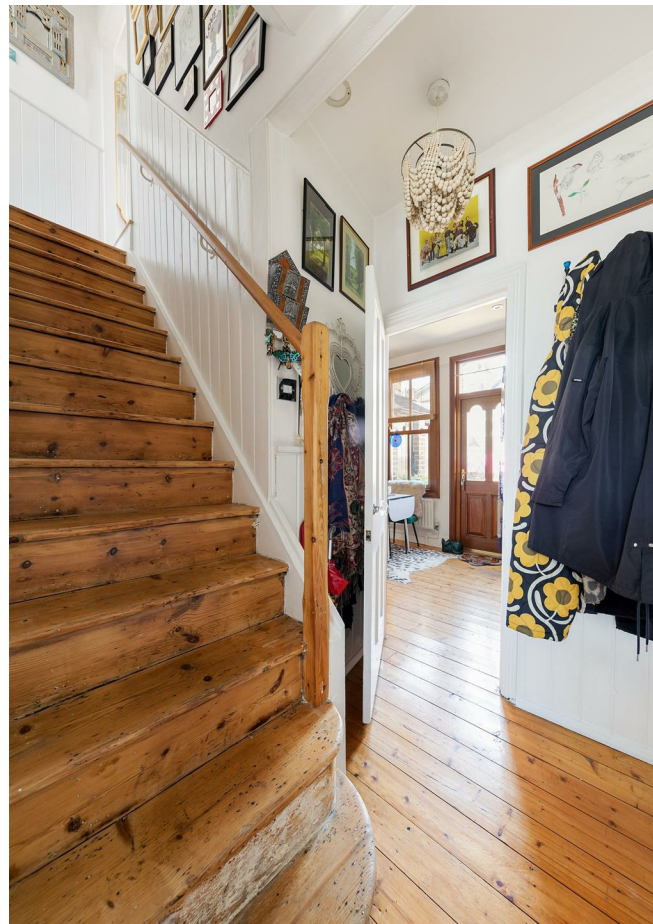
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IF YOU LIVED HERE.....

Approached via a tidy front garden framed by a bright fuchsia bush and leafy greenery, this home makes a confident first impression. Step inside and you'll find classic Victorian proportions thoughtfully updated for modern living. The reception room is your welcome point—bright but inviting, with a bay window, warm stripped wood flooring, and a layout that lends itself to both quiet evenings and social gatherings.

The kitchen/diner, with shaker-style wooden cabinets on either side and crisp white square tiles for contrast, is an inviting space to cook, eat and catch up. Two built-in cupboards beneath the stairs add discreet, practical storage. A glazed rear door opens out to a surprisingly spacious 32ft west-facing garden. Paved throughout, with an elevated section at the rear, the garden is low-maintenance but full of character. Raised beds along the sides and end bring bursts of greenery, while fragrant jasmine lends a gentle scent to warm summer evenings. High brick walls create a sense of seclusion, and double wooden gates offer convenient side access.

Upstairs, both double bedrooms are filled with natural light. The main bedroom features twin sash windows, a cast-iron fireplace, and more of that beautifully stripped wood underfoot. The second bedroom enjoys a peaceful view over the garden—ideal as a guest room, study or just a quiet retreat. The bathroom pairs a

white suite with shell pink walls and a bath/shower combo, rounding off the upstairs with style and softness.

WHAT ELSE?

- The local buzz of the renowned 'Beer Mile' offers plenty of dog-friendly microbreweries and pop-up food venues to choose from - Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away.
- Sample brandy-infused cocktails from the only brandy distillery in the UK at Burnt Faith.
- Nature lovers and cyclists will appreciate the vast open spaces of Walthamstow Wetlands - Europe's largest urban nature reserve, covering 500 acres.
- Blackhorse Road Station via the Victoria Line takes you to the West End in under 20 mins or Liverpool Street via the Overground in under 15 mins.
- Parents will be pleased to discover 21 local schools rated 'Good' or better by Ofsted, all less than a mile from your new home. Hillyfield Primary Academy is an 8 minute walk.
- Walthamstow High Street has a vast array of day-to-day essentials courtesy of the Walthamstow Mall and Europe's longest street market.



A WORD FROM THE EXPERT....

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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