

Settle.



Ickworth Park Road, Walthamstow, London

A superb four-bedroom terraced property extensively modernised and enlarged to an exceptional standard throughout, just moments away from Blackhorse Road Station.

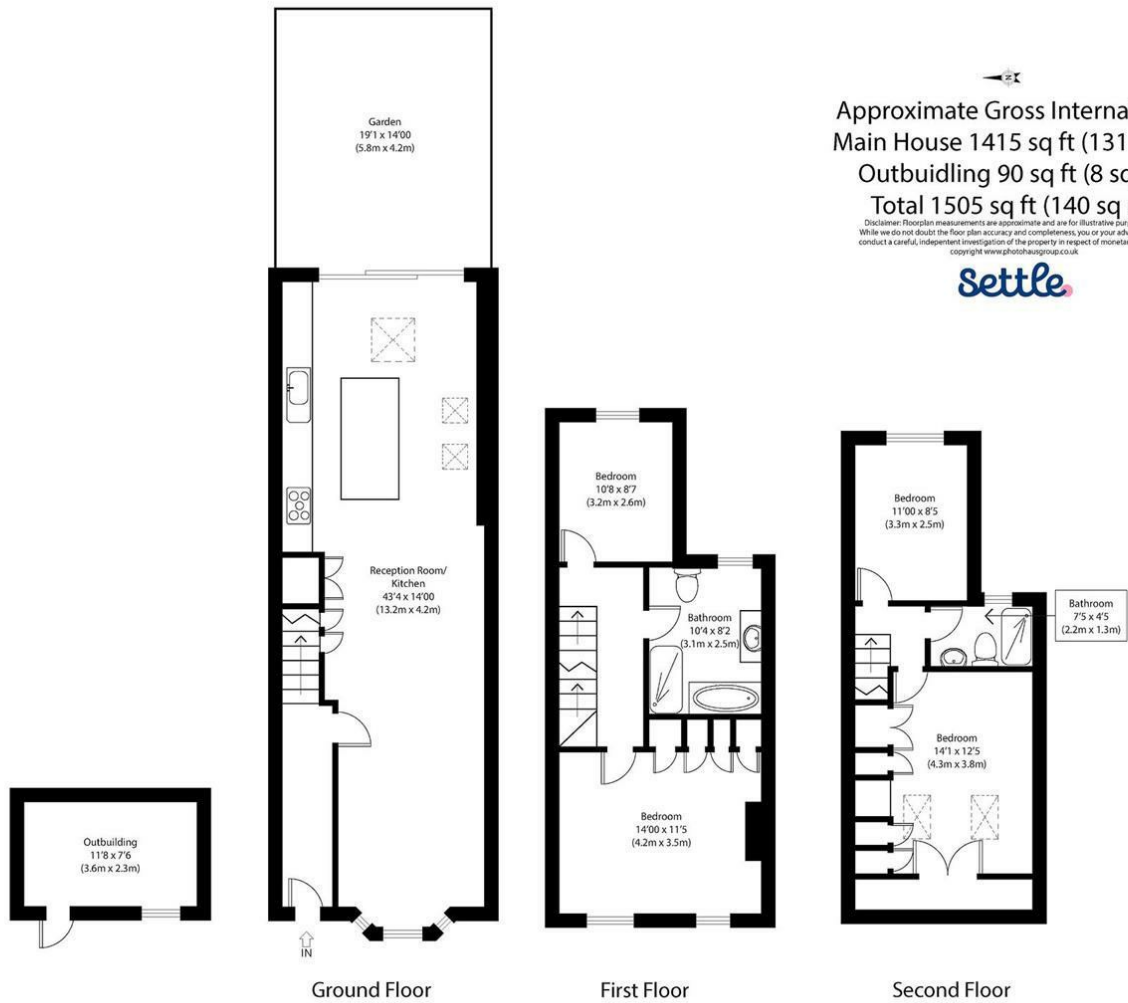
Set behind an attractive brick frontage with stunning black-framed sash windows and a smart tiled pathway, the home immediately impresses with its beautifully designed interior. The ground floor has been opened up to create a spacious and sociable living environment, featuring parquet wooden flooring and bespoke understairs storage.

The heart of the home is the impressive kitchen and dining area, where exposed beams and feature brickwork combine with contemporary finishes. A comprehensive range of fitted wall and base units, complemented by tall storage cupboards and a central island, are topped with elegant quartz work surfaces and matching splashbacks. Integrated premium appliances and a gas hob complete the space, while large sliding doors draw in plenty of natural light and open directly onto the garden.

On the first floor, there is a generous principal bedroom to the front with fitted storage and an attractive fireplace, together with a further bedroom overlooking the rear. The luxurious family bathroom has been finished with great attention to detail and includes a freestanding bath, walk-in shower, full-height tiling and contemporary black fittings.

£1,000,000

- Four Bedroom Terraced House
- Open Plan Kitchen
- Fully Renovated And Extended Throughout
- Close Proximity To Lloyd Park
- No Onward Chain
- Garden Studio
- Private Rear Garden
- 0.3m To Blackhorse Road Station
- High End Fixtures And Fittings
- 1505 Sq Ft (140 SQ M)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	