



Colville Road, Walthamstow, London, E17 6EL

Guide price **£775,000**

**arley**  
property

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

- Three double bedrooms
- Three bathrooms
- Conservatory and private garden
- Charnwood wood-burner
- High specifications throughout

Stunning three-bedroom family home with a private garden in the heart of Walthamstow.

Nestled in the heart of Walthamstow, this beautifully presented three-bedroom Victorian home offers stylish living across three immaculate floors. Tucked away on the quiet and sought-after Colville Road, this charming residence perfectly blends period character with contemporary design. The house has been maintained to a very high standard by the current owners with high specifications throughout.

Inside, you're welcomed by two elegant reception rooms. One features a classic bay window, while the other opens onto a bright dining area with a working Charnwood wood-burner. The dining area flows into a semi-open-plan, modern fitted kitchen with glass bi-folding doors leading to the conservatory. A glass roof and patio doors flood the space with natural light and open directly onto the private rear garden. Throughout the ground floor, rich wood flooring adds warmth and continuity. A fully fitted bathroom is located at the rear.

On the first floor, you'll find two generous double bedrooms, one with a dressing area and an en suite complete with a Japanese bath and overhead shower. The loft has been expertly converted by the current owners to create a stunning master bedroom or guest suite, complete with built-in storage, an en suite with a double Lusso stone bathroom sink and fittings, and a striking floor-to-ceiling window offering rooftop views across Walthamstow.

Outside, the decked garden with its flower beds provides a perfect setting for outdoor dining and relaxation.

Ideally located for Blackhorse Lane with swift Victoria Line connections into Central London, this home sits alongside the Blackhorse Beer Mile, a celebrated route of London's most exciting craft breweries and drinks producers, and enjoys easy access to vibrant cafés, independent shops and Big Penny Social's new games hall and many local pubs for a Sunday roast.

Nearby is Lloyd Park, Walthamstow's oldest green space. It offers a farmers' market every Saturday, a skate park, a playground, tennis courts, a bowls club, and a dog area. The William Morris Gallery was once home to the founder of the Arts & Crafts Movement. Also nearby is the vibrant creativity of Walthamstow Wetlands, Europe's largest urban wetland reserve. Further highlights include being within the catchment area for several Ofsted-rated Good and Outstanding schools.

Please note that the vendor of this property is a family member of a director of arley property.





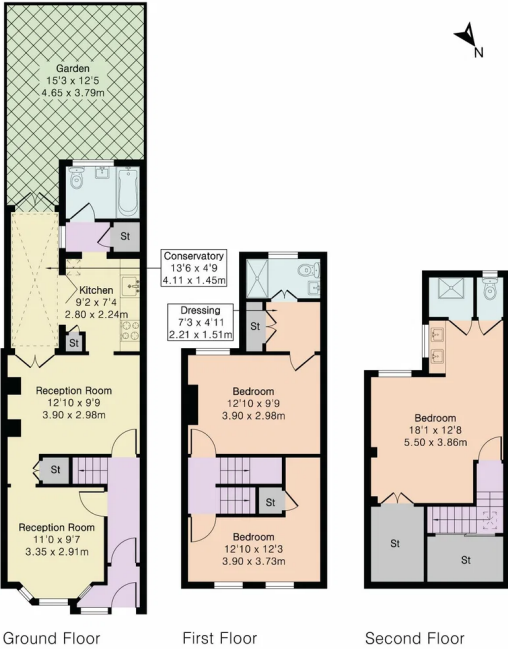
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Approximate Gross Internal Area 1199 sq ft - 111 sq m**

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 354 sq ft – 33 sq m

Second Floor Area 337 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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