

CHURCH HILL ROAD, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- End Of Terrace
- Original Features
- South Facing Garden
- Large Garden
- Short Walk to Walthamstow Village
- Moments From Wood Street Station

An end of terrace home with three bedrooms and a wonderfully spacious feel, located moments from Wood Street Station. Original features add character throughout, while the layout provides generous living space across two floors. To the rear, a large south facing garden creates an impressive outdoor setting with plenty of space to relax, dine and enjoy the sun through the day. Combining period charm, strong proportions and a sizeable garden, the home also benefits from the added sense of openness that comes with its end of terrace position.

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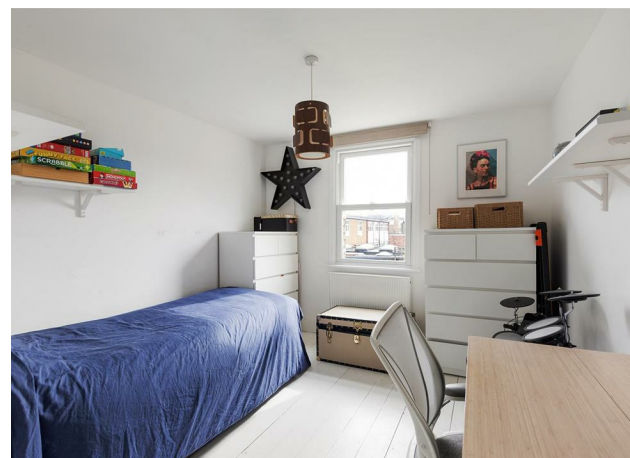
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IF YOU LIVED HERE...

Decorative gable detailing crowns the brick façade, with twin sash windows set neatly beneath the pitched roofline. A classic black and white mosaic tile path leads to a vivid yellow front door beneath patterned fanlight glazing, creating a distinctive and welcoming arrival.

Inside, the entrance hallway introduces the home with an easy sense of flow. To the front, the main reception room is filled with light from a wide bay window, while an elegant ceiling rose and beautifully detailed tiled fireplace bring character and charm. Warm wooden floorboards run underfoot, adding richness to the space.

Beyond, the kitchen pairs classic white tiling with wooden worktops and patterned floor tiles that add texture and personality. Windows and a glazed door invite in natural light and lead gently out to the garden.

At the rear, a spacious living and dining room looks onto the rear garden through glazed French doors. The proportions suit both entertaining and everyday living, while the layout offers exciting potential to open through to the kitchen and side return to create a striking open plan space.

Outside, a generous south facing garden unfolds from a broad timber deck, where outdoor dining and summer gatherings feel naturally at home. A wide lawn stretches across the centre, framed by neat borders.

Upstairs, three well-proportioned bedrooms continue the home's calm,

comfortable feel. The principal bedroom features a wide bay window alongside a second window, wooden floorboards and an entire wall of fitted wardrobes. Two further bedrooms are equally balanced, each with large windows and white painted floorboards. The bathroom completes the floor with a full-sized bath set beneath the window and tiled walls.

The surrounding neighbourhood blends independent creativity with well-known local favourites, giving the area a distinctive character. Ruttle & Rowe, known for excellent coffee and fresh pastries, sits only a few minutes away and makes an easy daily stop. A short walk leads to Walthamstow Village, where cobbled streets weave between independent boutiques and historic pubs such as The Nags Head, alongside well-regarded eateries including Bern's & the Beans. Nearby, the Wood Street Indoor Market brings together vintage traders and craft makers, while Lloyd Park offers wide lawns, a weekend farmers market, café and playground, with the William Morris Gallery set within its grounds. Families are also well served for education, with the Outstanding Henry Maynard Primary School nine minutes from the door.

WHAT ELSE?

Wood Street Station is a 10-minute walk, providing regular London Overground services into Liverpool Street for a smooth City commute. Walthamstow Central Station is 15 minutes on foot, where the Victoria Line connects directly to King's Cross, Oxford Circus and Victoria, placing central London within easy reach.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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Reception Room

14'8" x 12'3"

Kitchen

10'2" x 9'0"

Reception Room

16'3" x 10'0"

Bedroom

16'1" x 13'10"

Bedroom

10'1" x 10'0"

Bathroom

5'9" x 5'8"

Bedroom

10'2" x 10'0"

Garden

49'2"



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