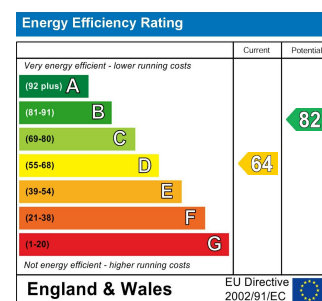
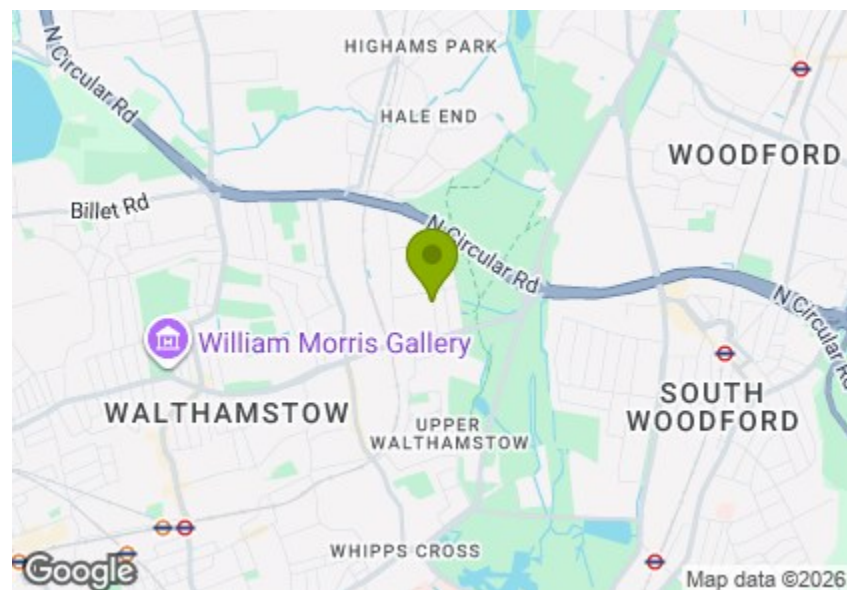




Total Area (Excluding Eaves Storage & Outdoor Storage): 113.7 m<sup>2</sup> ... 1224 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CASTLETON ROAD, WALTHAMSTOW

### Offers In Excess Of £750,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- No Chain
- Four Bedrooms
- Two Receptions
- Laid Out Over Three Floors
- Two Bathrooms
- 70ft Rear Garden
- Upper Walthamstow location

Beyond that classic frontage, this beautifully presented four-bedroom Edwardian home is full of fantastic features, including two generous reception rooms, a 70ft south-west-facing garden with outdoor storage, and two contemporary bathrooms — all arranged over three stylish floors. It's ideally positioned in Upper Walthamstow, within easy reach of Epping Forest, the Wood Street area, and excellent transport links. Even better, it's offered chain-free.

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0203 369 6444

**E17 & E10**  
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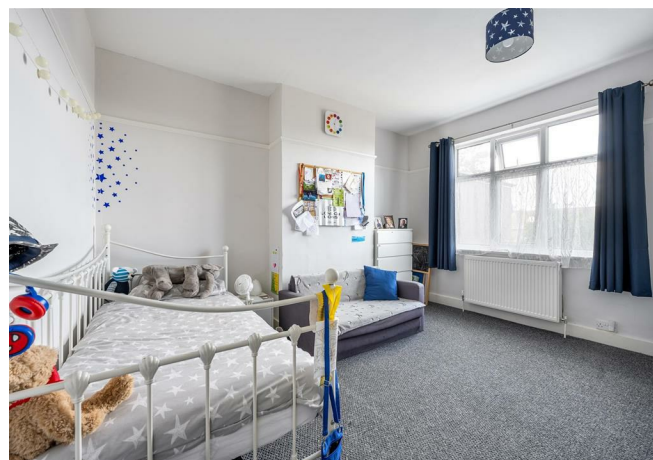
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IF YOU LIVED HERE...

You'll appreciate the impressive proportions of this generous home...

At the front, a neat and characterful porch sets the tone for what's to come. The main reception room is bright and inviting, with features such as a decorative fireplace and ornate beading. A second reception at the rear makes for an ideal dining area, positioned conveniently next to the modern kitchen. There's also excellent scope to open up the space further – the potential here is exciting.

On the first floor, you'll find three immaculate bedrooms and a beautifully finished bathroom. Meanwhile, the loft has been cleverly converted into a spacious principal bedroom, complete with ample storage and a sleek second bathroom.

Out back, the low-maintenance garden is a peaceful retreat with mature greenery and a perfect patio seating area. The original brick wall adds a particularly charming touch.

You're just a short walk from the edge of Epping Forest – perfect for weekend strolls – while Fellowship Square, with its popular fountains and community events, is just 20 minutes in the other direction. Walthamstow's Lloyd Park is also nearby, offering even more green space to enjoy.

Your favourite new coffee shop, Ruttle & Rowe, is 10 minutes away, while the delights of Wood Street are a similar distance south. There's the wonderfully unique Wood

Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just 10 minutes from your door.

WHAT ELSE?

- You're only an 18 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Weaver overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is nearby, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool. Or if you prefer spectator sports, head to see the Walthamstow FC in action and get a true sense of the area's community spirit. The ground is a stroll away.
- Walthamstow Village is only 1.2 miles away, where you've got everything from poke bowls and authentic sushi to fish and chips and gastro grubs.



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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**Reception**

12'2" x 13'3"

**Reception**

10'4" x 16'11"

**Kitchen**

7'6" x 8'3"

**Bedroom**

11'4" x 13'3"

**Bedroom**

7'0" x 7'3"

**Bedroom**

11'3" x 13'0"

**Bathroom**

7'0" x 8'3"

**Bedroom**

13'0" x 14'9"

**Bathroom**

5'3" x 5'9"

**Garden**

67'5" x 18'10"

**Outdoor Storage**

10'10" x 8'8"



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