



Total Area (Excluding Eaves Storage): 103.1 m² ... 1110 ft²

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.

Lounge/Diner
9'6" x 26'4"

Storage

Bathroom
4'5" x 6'7"

Kitchen
8'1" x 15'5"

Bedroom
13'1" x 12'9"

Bathroom
5'10" x 11'1"

Bedroom
8'1" x 13'5"

Bedroom
13'1" x 19'1"

Garden
68'10" x 14'0"



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



GLOUCESTER ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold
3 Bed House



Features:

- Three Bedroom Terrace
- Stunningly Presented
- Over Three Floors
- First floor Bathroom/wc
- Ground Floor Cloakroom
- Over 1100sq ft
- 60ft Rear Garden

An immaculately appointed, three bedroom family terrace, artfully arranged over three floors with huge through lounge/diner and a sixty foot rear garden. It's all located in thriving Higham Hill, with Lloyd Park and Walthamstow Wetlands within easy reach.

London's largest nature reserve, our 500 acre Walthamstow Wetlands is less than a half mile on foot from your new front door, via the picturesque Lockwood Way entrance. Endlessly explorable, you'll forget you're in London.

REQUEST A VIEWING
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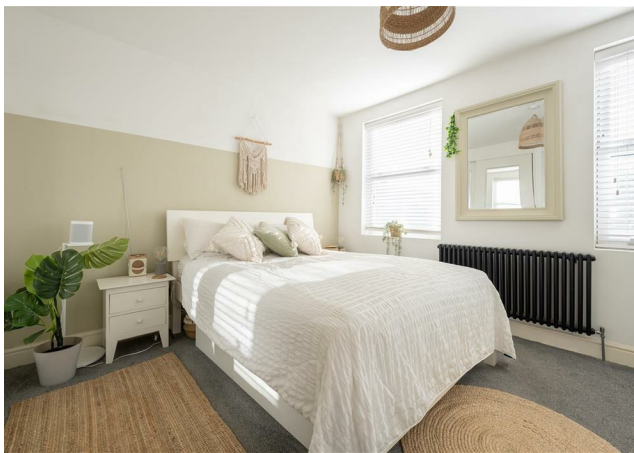
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IF YOU LIVED HERE...

Star of the show will be your 250 square foot lounge/dining room, finished in soft powder grey with vintage mouldings overhead and ash blonde engineered hardwood running underfoot. Dual aspect, with a large bay window to the front and garden view to the rear, this is a splendid space for welcoming guests. A sleek shower room with smart onyx trim sits just off to one side, a godsend on busy mornings.

To the rear is your substantial kitchen, fifteen foot deep with lengthy flanks of sleek white cabinets, timber style worktops and white metro tile splashbacks down either side, plus tower radiator and a full suite of integrated appliances. French doors lead out to your lengthy rear garden, where a patio ascends to an impressive sixty foot rear lawn, secluded by stout timber fencing.

Upstairs and the sleeping arrangements begin with your 170 square foot double bedroom to the front, carpeted and smartly finished in a mix of pastel mint green and pristine white. Bedroom two to the rear is chic in white and powder grey, while your family bathroom is a covetable boutique affair with brass fittings and twin vessel sinks. Finally, your skylit principal bedroom, dual aspect

and bright, occupies the converted loft at around 250 square feet

Outside and Blackhorse Lane is just five minutes away at the end of your road. Home to the beloved Blackhorse Beer Mile, here you'll find a collection of independent taprooms, breweries and beer gardens, a tempting prospect for craft beer lovers and families alike. Big Penny Social in particular is a real community favourite. Around ten minutes further you'll find Blackhorse Road tube station, for direct fifteen minute connections to Kings Cross via the Victoria line.

WHAT ELSE?

- Within a one mile radius alone you have seventeen primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted.
- Lloyd Park is fifteen minutes on foot, while Highams Park itself is just three minutes around the corner, home to basketball courts, playgrounds and tennis courts. Ideal for morning jogs and evening strolls alike it's a great spot to have on your doorstep.
- For your new local be sure to check out the Tavern On The Hill, a classic friendly gastropub with delicious Sunday Roasts, just a couple of minutes around the corner.



A WORD FROM THE OWNER...

"Gloucester Road is a really special home, with generous rooms, attractive period features and a layout that feels both practical and genuinely homely.

The location is equally lovely. Gloucester Road sits within a peaceful, predominantly residential part of E17, while still being close to everything that makes Walthamstow such a fantastic place to live. There is an abundance of green space nearby, including Higham Hill Recreation Ground, Lloyd Park and the wider Walthamstow and Epping Forest area, giving a wonderful balance of city convenience and outdoor space. Walthamstow is also known for its strong community feel, independent cafés, restaurants, markets and the much-loved Walthamstow Village, with its charming historic streets and beautiful conservation area.

For a family, it is particularly appealing because you get the best of both worlds: a lovely, established residential neighbourhood where children can grow up with parks and outdoor spaces on the doorstep, while London remains incredibly accessible. The surrounding area has developed such a brilliant mix of

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