



## Exmouth Road, Walthamstow, London

An exceptional three-bedroom end of terrace home, beautifully arranged over three floors and finished to an outstanding standard throughout. Fully renovated in 2022, the property has been meticulously redesigned to create a refined yet practical living environment and further benefits from EV charging.

This elegant property is ideally located within walking distance of both Walthamstow Central and Walthamstow Queens Road stations.

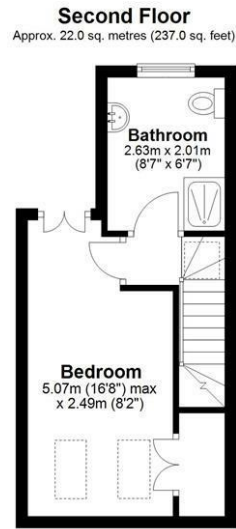
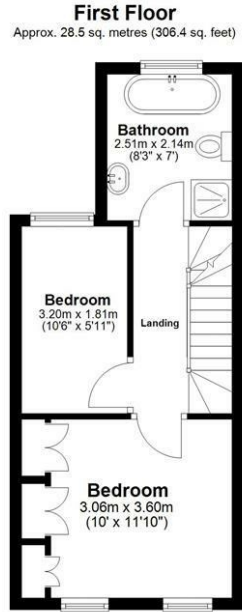
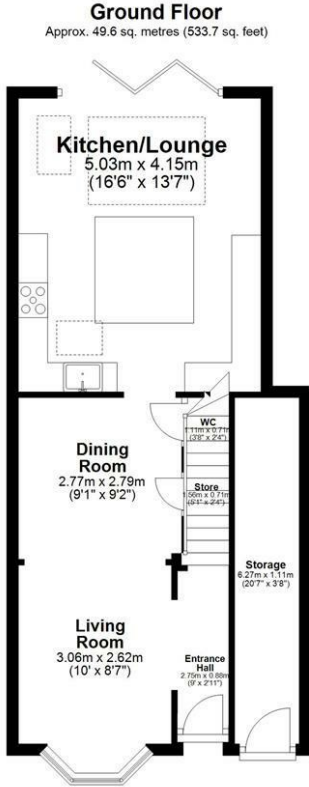
The ground floor offers an excellent sense of flow, with a charming front reception room leading through to a dedicated dining area and, beyond, a stunning open-plan kitchen/living space. This impressive rear section forms the true centrepiece of the home — a bright and sociable setting with large skylights and a beautiful kitchen featuring stone worktops and a central island. A guest WC and cleverly integrated storage add further convenience.

The first floor hosts two generously sized bedrooms alongside a beautifully appointed family bathroom, all finished with a consistent attention to detail. Occupying the top floor, the principal suite provides a calm and private retreat, complete with its own wonderfully presented bathroom.

To the rear, a private south facing rear garden is the perfect place to kick back and relax and also benefits from a versatile outbuilding—currently arranged as a gym or home office.

- Three Bedroom Family Home
- Private Rear Garden
- Stunning Open Plan Kitchen And Living Space
- Thoughtfully Designed With High Quality Finishes
- 0.4 Miles To Walthamstow Central Station
- 0.5 Miles To St James Street Station
- Easy Access To Walthamstow Wetlands
- Excellent Storage Throughout
- Versatile Outbuilding
- 107.1 Sq M / 1,152.8 Sq Ft

**£950,000**



Total area: approx. 107.1 sq. metres (1152.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Exmouth Road**

