



Reception Room  
27'7" x 16'11"

Kitchen  
11'9" x 10'7"

WC

Bedroom  
15'1" x 10'8"

Bedroom  
12'5" x 10'8"

Bedroom  
9'6" x 6'2"

Bathroom

Bedroom  
11'9" x 9'6"

Bedroom  
22'2" x 11'5"

Bathroom  
7'4" x 5'6"

Outbuilding  
16'5" x 8'5"

Garden  
19'8"



| 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 |           |  |



## JEWEL ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold  
5 Bed House

### Features:

- Five Bedroom House
- Well Presented
- 1484 sq ft
- Outbuilding to the rear of the Garden
- Close to Walthamstow Central
- Walking Distance to Lloyd Park

Neatly nestled on a residential street in Walthamstow, this inviting family home offers a sense of calm from the moment you arrive. With generous proportions and a layout that lends itself naturally to everyday living, it's a space designed to move easily between busy mornings and slower evenings at home.

A bright and well-connected setting places you close to the heart of the neighbourhood, where green spaces, cultural landmarks and everyday amenities shape a lifestyle that feels both practical yet well-rounded. With the Victoria Line accessible moments from your doorstep, it's a location that balances community spirit with the ease of city connections, making it a strong long-term place to put down roots.



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#### IF YOU LIVED HERE...

Set along a quiet residential street in Walthamstow, this well-presented five-bedroom home spans 1,484 sq ft and has been carefully arranged for modern family life. A generous reception room sets the tone, with soft neutral finishes, bespoke lighting, and a wide bay window, while the contemporary kitchen to the rear features sleek cabinetry, integrated appliances and skylights that draw in natural light and connect seamlessly with the garden.

The upper floors offer calmly styled, well-proportioned bedrooms that adapt easily to family living, guests or working from home. The layout feels both open and private in equal measure, and the overall finish is thoughtful and easy to live with. A substantial outbuilding at the end of the garden adds valuable flexibility, working equally well as a studio, workspace or retreat.

The location is a real highlight. Lloyd Park is within walking distance, home to the William Morris Gallery, while Walthamstow Central provides swift connections across the city. Close by, the cafés and restaurants of

Walthamstow Village, alongside neighbourhood favourites such as God's Own Junkyard and the breweries of Blackhorse Road, bring a strong sense of local character and community to everyday life.

#### What else?

Walthamstow Village and the surrounding streets offer a rich and well-loved food scene. Local favourites include Eat17 celebrated for its neighbourhood feel offering great coffee and fresh pastries or for serving up delectable brunch at The Good Egg. For fresh produce pop over to Bora & Sons for an array of high-quality, seasonal, and thoughtfully sourced fruit and vegetables. Just a short walk away, you'll find Lloyd Park, a much-loved green space that's home to the William Morris Gallery and a regular programme of exhibitions, community events, weekly markets and open lawns ideal for everyday escapes.

Excellent transport links come via Walthamstow Central, connecting you swiftly to the Victoria Line and Overground, while nearby Blackhorse Road adds further appeal with its growing mix of creative spaces, breweries and independent venues.



#### 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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