

Reception Room
16'6" x 12'11"

Reception Room
11'4" x 11'0"

Kitchen
14'1" x 10'1"

Bedroom
16'6" x 13'1"

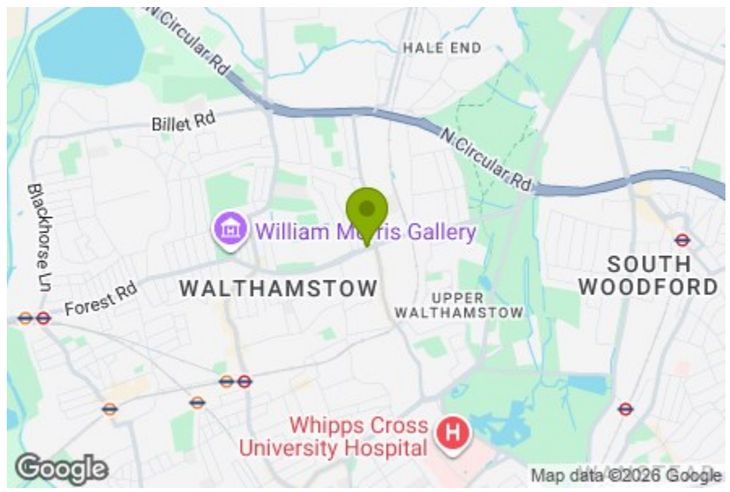
Bedroom
11'3" x 10'11"

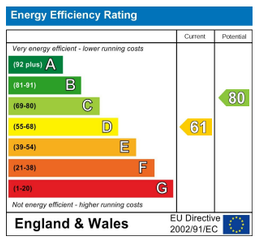
Bedroom
10'9" x 10'2"

Bathroom
7'10" x 5'4"

Garden
29'6"

Garage
17'10" x 10'1"





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FOREST ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Freehold

3 Bed House

Features:

- End of Terrace
- Three Bedrooms
- Two Receptions
- No Chain
- In Need of Some Modernisation
- Close to Wood Street Station

Set along Forest Road in Walthamstow, this characterful three bedroom end of terrace house is brimming with possibilities. With two generous reception rooms, a private garden and a garage, there's plenty of space to make your own. In need of some modernisation and offered chain free, it's an exciting opportunity to breathe new life into a home full of potential, with Wood Street's independent cafés, neighbourhood favourites and excellent transport links just a short walk away.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE....

There's plenty to get excited about inside, particularly if you love a home with character and the freedom to put your own stamp on it. The front reception is wonderfully spacious, with a bay window, wooden flooring and a traditional fireplace with a cast iron surround taking centre stage. The second reception has its own cast iron fire surround and timber flooring, offering a lovely setting for relaxed evenings or family gatherings. Together, these rooms provide a fantastic starting point for creating something truly personal.

To the rear, the kitchen offers plenty of cabinetry and worktop space, with direct access to the garden. Outside, established greenery and mature trees bring a lovely sense of nature, while the garage provides useful additional space. There's real potential to transform this part of the home into somewhere special, whether your tastes lean towards contemporary simplicity or something more colourful and eclectic.

Upstairs, you'll find three bedrooms, including a generous principal bedroom with a bay window. The second bedroom is also comfortably proportioned, while the third offers flexibility for a child's room, guest bedroom or home office. A family bathroom completes the first floor. Two loft spaces provide ample additional storage, along with exciting potential for future expansion, subject to the necessary permissions.

Throughout, original details and generous proportions provide an inviting canvas for a thoughtful renovation.

WHAT ELSE?

- Wood Street Station is a short walk away, with Overground services towards Liverpool Street. Blackhorse Road Station is also easily accessible, offering Victoria line and Overground connections, while Walthamstow Central provides further Victoria line services.

- Wood Street has a thriving independent scene, from freshly baked treats at Chocolatine Bakery and Wood Street Bakery to vintage finds at Wood Street Indoor Market. Craft beer lovers are spoilt for choice with Clapton Craft and The Bear nearby, while Walthamstow Village offers even more cafés, restaurants and local favourites to explore.

- Epping Forest and Hollow Ponds are close by for weekend walks and time outdoors, while Lloyd Park and the William Morris Gallery offer a lovely mix of green space, art and local history. The surrounding area also offers a choice of well-regarded local schools.



A WORD FROM THE OWNER....

"My partner and I bought the house in 1975 and have loved living here for 50+ years. We did most of the restoration and renovation ourselves, the first job being replacing the ground floor joists and floorboards which still look stunning. In the Anderson shelter located at the bottom of the garden, we discovered the beautiful oak fire surround; which was returned to its rightful place in the front room with an offcut used for a shelf over the other surround in the middle room. It's so cosy to listen to music and relax by an open fire. We also added the garage to resolve parking issues.
The many transport links supported our careers in the west end and the location is also an easy walking distance to the hospital, town hall & William Morris gallery (with the style we used as inspiration). We also really enjoyed being able to shop for fresh produce and much more on Wood Street. There are also plenty of good places to eat out nearby and in Walthamstow village. It's a very friendly neighbourhood with people who look out for one another and the local businesses provide all you might need, sometimes with a discount, but always a smile!"

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