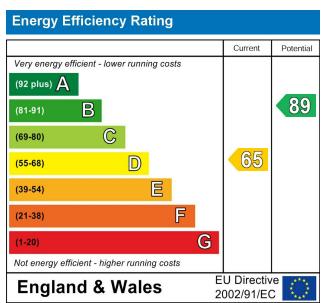


Total Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**EDEN ROAD, WALTHAMSTOW**  
Offers In Excess Of £825,000 Freehold  
3 Bed House



#### Features:

- Three Bedrooms
- Victorian House
- Beautifully Presented
- First Floor Bathroom
- Period Charm Throughout
- Large Private Rear Garden
- Walthamstow Village Location
- Potential to Extend (STPP)

Set within Walthamstow Village, this three-bedroom home combines generous proportions with a strong sense of period charm. The ground floor offers great living space that flows naturally, making it equally suited to everyday routines and relaxed entertaining. Wood floors add warmth and continuity through the main areas, while original details give the house a timeless appeal. Upstairs, three bedrooms provide flexibility for family life or working from home. A large garden extends the living environment outdoors, creating a valuable backdrop to the property. Offered to the market and available now, this is a confident and appealing home in a highly regarded location.

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#### IF YOU LIVED HERE...

You'd arrive to a classic period frontage, with painted brickwork and traditional sash windows, gently set back behind the front garden so the house feels quietly settled on the street. Step inside and the tone is immediately reassuring. The front reception room is a beautifully balanced setting, where original floorboards run underfoot and bespoke cabinetry frames a fireplace, adding depth and character. A soft, neutral palette and a single sash window lend a relaxed, composed feel that suits everyday living and entertaining.

Moving through, the kitchen and dining room unfolds as a natural hub of the home. Classic panelled cabinetry and warm wooden worktops give the room a timeless quality, with a butler sink beneath the rear window adding a traditional note. The layout suits daily routines and informal gatherings, while the atmosphere remains settled. Beyond here, the utility room forms a practical extension of the kitchen, with a window and glazed door bringing in daylight and providing a clear link to the garden. A separate WC just off this area is a useful addition for guests.

Outside, the garden stretches away from the house to create a peaceful outdoor retreat, with room to dine, plant, or simply enjoy quieter moments at either end. Making your way upstairs, the landing is enhanced by a skylight

overhead and offers room for a desk or reading spot. The bedrooms continue the home's soft, soothing theme, finished with textured carpeting and sash windows that keep everything feeling balanced and restful. Completing the picture, the bathroom is clean-lined and thoughtfully finished, with pale tiling and a bath with overhead shower creating a refined setting.

Tucked into the heart of Walthamstow Village, the surrounding area blends historic character with a lively, creative edge. Cobbled streets are lined with independent boutiques, cafés and well-loved spots such as Berns & the Beans and The Castle, giving the neighbourhood a strong sense of identity and community. Close by, Gods Own Junkyard adds a splash of colour with its iconic neon displays, alongside food trucks and craft beer, while the Soho Theatre brings a cultural buzz to the wider area. Open green spaces at Leyton Flats, linking through to Epping Forest, offer a welcome contrast and room to roam. Families are particularly well placed, with the outstanding Barclay and Henry Maynard Primary Schools each just an eight-minute walk away.

#### WHAT ELSE?

Walthamstow Central station is a 15-minute walk away, providing access to the Victoria line and mainline services into central London. Walthamstow Queens Road station is reached in just over 15 minutes on foot, offering Overground connections that link easily with the wider city.



#### 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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**Reception room**

11'10" x 11'5"

**Kitchen/diner**

15'0" x 8'2"

**Utility room**

8'5" x 6'2"

**WC**

**Bedroom**

11'6" x 10'6"



**Hallway / study area**

**Bathroom**

6'2" x 5'8"

**Bedroom**

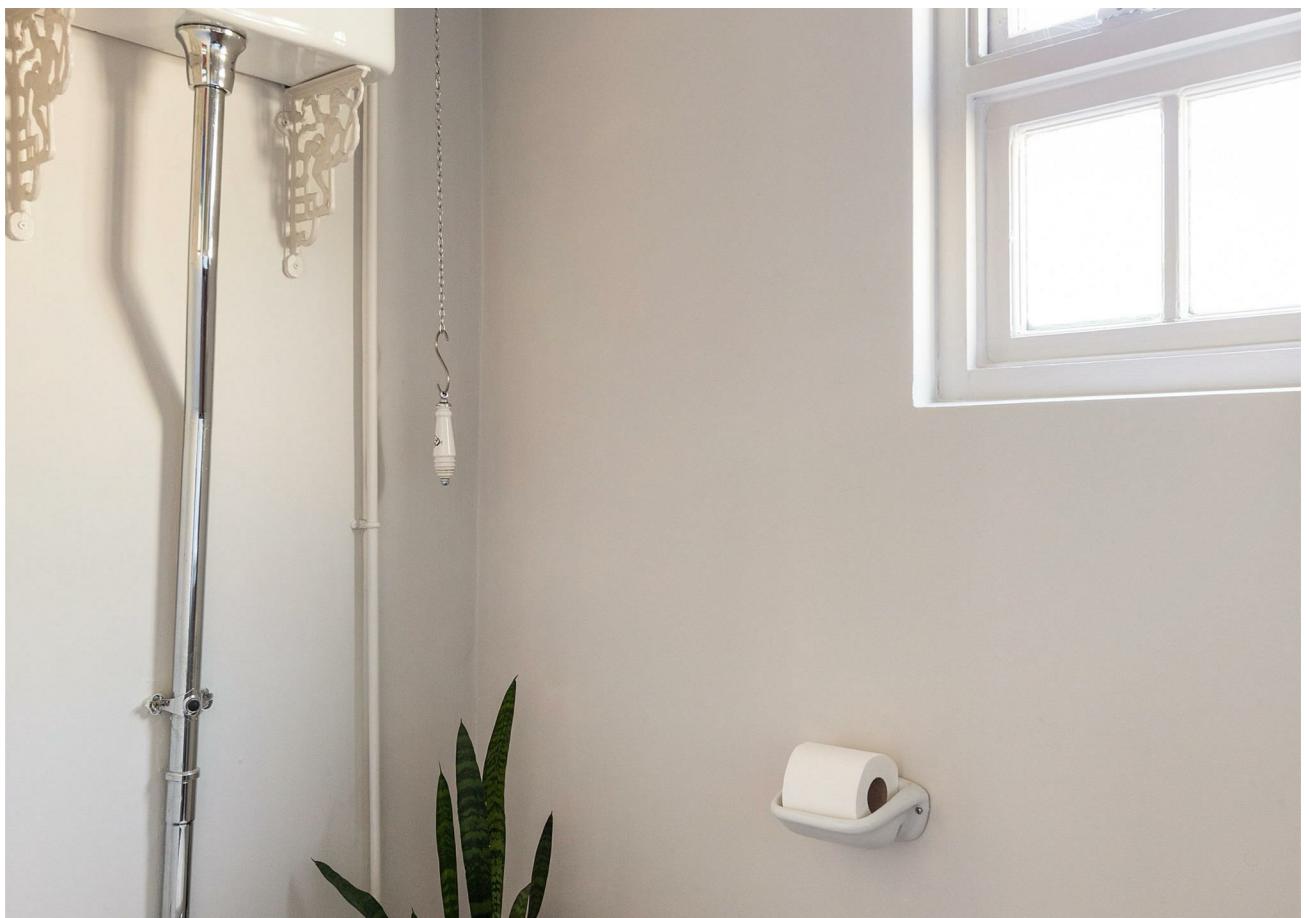
10'4" x 6'2"

**Bedroom**

9'1" x 6'2"

**Garden**

65'7"



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