



BARRETT ROAD, WALTHAMSTOW

Offers In Excess Of £1,300,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- Victorian End of Terrace
- Rare to Market
- Immaculately Presented
- Secluded South Facing Garden
- Two Reception Rooms
- Garage & Driveway
- Kitchen Diner
- Walking Distance to Walthamstow Village
- Close to Wood Street

Located on a quiet residential street a short walk from Walthamstow Village, this unique four-bedroom end-of-terrace Victorian home is packed with characterful period features, while offering all the convenience you'd hope for in a thoughtfully restored property. There are two reception rooms, a bright kitchen/diner, a bathroom on each floor, and a beautifully secluded garden with a garage and driveway - a rare find in this part of London.

As for the location, you'll have some of the area's best amenities within easy reach, with the buzz of Wood Street in one direction and charming Walthamstow Village in the other, meaning you're spoilt for choice when it comes to transport links too.

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IF YOU LIVED HERE...

Beyond the classically beautiful brick facade, you'll find a fantastic home with a thoughtful and well-planned layout.

Off the spacious hallway, the reception room is full of natural light, with an original fireplace, ornate coving and a striking feature wall. The considered decor continues into the second reception, where you'll find bespoke carpentry and access to the garden (more on that later...).

Continue through to the dine-in kitchen, beautifully finished with pristine units, immaculate flooring and high-spec appliances, including an industrial-style oven. The dining area is warm and inviting, with exposed brickwork, an electric wood-burning stove and details such as the two column radiators. The utility room, which also opens onto the garden, provides even more convenience.

The south-facing garden is wonderfully secluded and lovingly landscaped with a lawn, established foliage and side access, plus both a driveway and a garage - a real rarity for the area. You have a handy shed behind the garage perfect to store bikes too.

Upstairs, the four bedrooms are smart and well-proportioned, and the bathroom is contemporary, with a second one on the ground floor with a double size walk in shower, of course.

There's so much to enjoy in the local area too. Wood Street's brilliantly eclectic mix of hangouts includes the popular Wood Street Bear and the award-winning Chocolate bakery. Nearby Ravenswood Industrial Estate is home to local icons such as God's Own Junkyard, Pillars Brewery and Mother's Ruin gin palace.

A wander towards Walthamstow Village takes you past some lovely landmarks, including St Mary's Churchyard and Ancient House. You're spoilt for choice when it comes to pubs as well, with favourites including the Lord Raglan, the Nags Head and the Castle.

If you're heading further afield, Wood Street station is a short walk away, offering fast and convenient connections into central London. Walthamstow Central is also close by, giving you access to the Victoria line and overground options.

WHAT ELSE?

- Parents will be pleased to know there is an abundance of highly regarded schools nearby.
- Despite the vibrant location, you're surrounded by excellent green spaces: Lloyd Park (home to the William Morris Gallery), the newly renovated Fellowship Square and the leafy edges of Epping Forest at Hollow Ponds.
- Head towards Walthamstow Central for Europe's longest outdoor market, Forest cinema and the high-street brands at the 17&Central shopping centre.



A WORD FROM THE OWNER....

"We have lived in our lovely house for 38 years and always found it a great family home. The rooms in our house are light with high ceilings and many original features such as two working fireplaces. We have lovely neighbours and a great community atmosphere. The transport services are excellent; we are just a 3 minute walk to Wood St overground station and you can be in central London in 25 minutes. We love the open green spaces like Hollow Ponds, a 10 minute walk away or great to cycle around. Our house is a great home for families with young children as there are many excellent primary schools nearby. We have many happy memories of our children loving their primary school. "

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Reception
16'8" x 11'8"

Morning Room
12'8" x 13'1"

Dining Room
12'4" x 9'10"

Kitchen
11'9" x 9'10"

Bathroom
8'9" x 4'9"

Utility
8'9" x 4'3"

Bedroom
16'4" x 11'8"

Bedroom
12'8" x 13'1"

Bedroom
11'5" x 6'11"

Bathroom
5'8" x 6'10"

Bedroom
7'8" x 9'10"

Garden
50'1" x 40'10"

Garage
8'1" x 18'2"



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