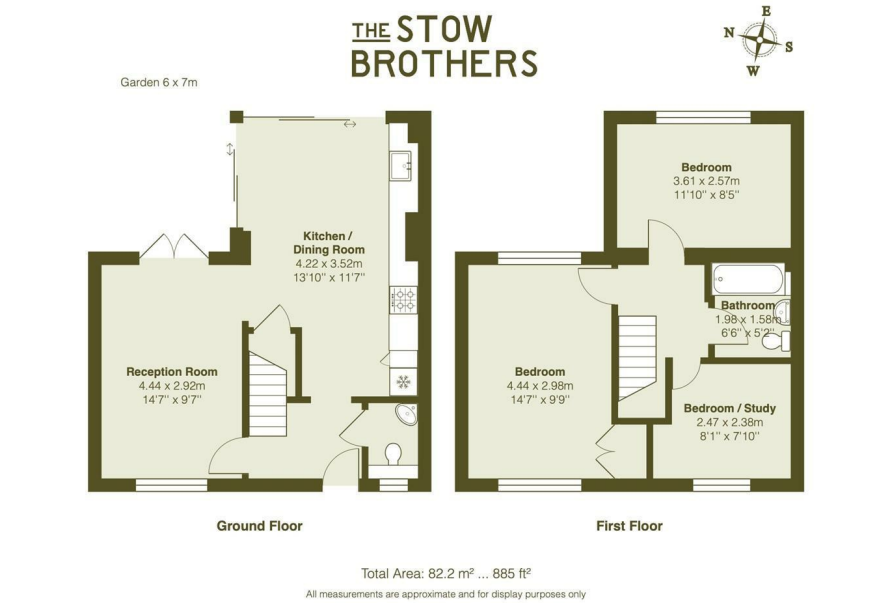




Reception Room
14'5" x 9'10"

Kitchen/Diner
19'4" x 12'5"

WC

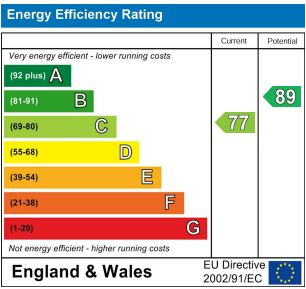
Bedroom
14'5" x 9'10"

Bedroom
12'5" x 9'10"

Bathroom
6'6" x 5'6"

Bedroom
10'5" x 7'10"

Garden
19'8" x 22'11"



EDEN ROAD, WALTHAMSTOW

Offers In Excess Of £799,995 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- Semi Detached
- Walthamstow Village Location
- Short Walk to Walthamstow Central Station
- Double Fronted
- Open Plan Kitchen Dining Room
- Off Street Parking

Tucked away in the heart of Walthamstow Village, this lovely three-bedroom, double-fronted semi-detached house has been a much-loved home. With its own private driveway and a generous open-plan kitchen and dining space, it's a house made for both everyday living and hosting friends and family.

Cosy and welcoming in the winter, with a lovely sense of openness in the summer, it's a home that works beautifully throughout the seasons.

Right next door to The Castle, a much-loved neighbourhood pub, and just moments from the Village's independent cafés, restaurants and shops, the location is a huge part of what makes this house so special. With Walthamstow Central just a short walk away, it offers the best of village living with easy access to central London.

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IF YOU LIVED HERE....

Behind the attractive brick frontage, you'll discover a thoughtfully finished home with a warm, contemporary feel. The reception room is an inviting space, where soft neutral walls, warm wood flooring and colourful furnishings bring plenty of personality. The open-plan kitchen diner is a particular highlight, with sleek white cabinetry, open shelving, integrated appliances and room for a generous dining table. Large glazed doors draw in natural light and open onto a private courtyard garden, where timber fencing, established planting and a paved seating area make summer evenings particularly appealing.

Upstairs, three well-presented bedrooms offer plenty of flexibility, each with its own character. The principal bedroom features rich blue-green walls, while another is finished in soft neutral tones. The third is currently arranged as a home office, ideal for those working from home. The family bathroom combines white tiling with warm blush walls and a bath with shower above, while a separate WC adds everyday convenience.

And then there's the enviable location. Walthamstow Village has a wonderful

sense of community, with independent shops, excellent places to eat and plenty of character around every corner. Enjoy authentic sushi from Ohba Leaf Kitchen, a leisurely Sunday roast at The Castle or a wander along Orford Road, where you'll find The Queen's Arms, The Nag's Head, the much-loved Eat 17 grocery store and local favourite Bora & Son.

WHAT ELSE?

- Walthamstow Central Station is a short walk away, offering Victoria line and Overground services, while nearby Walthamstow Queen's Road provides further connections across East London.

- The nearby Ravenswood Industrial Estate is a brilliant destination in its own right, home to the wonderfully eccentric God's Own Junkyard, alongside Pillars Brewery and Mother's Ruin Gin Palace.

- Despite its lively, cosmopolitan setting, there's no shortage of greenery. Lloyd Park, Fellowship Square and Hollow Ponds on the edge of Epping Forest are all within easy reach, while Wingfield Park offers another lovely local outdoor space, with a playground for younger residents to enjoy.



A WORD FROM THE OWNER...

"We've absolutely loved living here. The house has been the most wonderful home, and the open-plan kitchen has always been at the heart of it. From dinners with friends to summer BBQs with family, it's been such a lovely space for hosting and spending time together. What has made living here so special is being right in the heart of Walthamstow Village. There's a real sense of community that's so rare to find in London, and we feel incredibly lucky to have been part of it. Having brilliant independent shops like The W Store and Pavement on our doorstep, alongside the delights of Eat 17 and Bora & Sons, has been such a treat. Whether it's a plate of pasta and a glass of wine at Hometipple, Friday night fish and chips from Orford's followed by a pint at The Castle or The Raglan, there's so much to love about everyday life here. A short walk takes you into the beautiful Epping Forest, which really is quite magical. Add to that the local run clubs, saunas at Arvo and brilliant gyms like Pure Muscles, and Walthamstow really does have everything. For us, there's nowhere else in London quite like it. The house and the Village have been such a special part of our lives over the last few years, and we'll miss them both enormously. The house really is a gem, and we hope its next owners love it as much as we have."

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