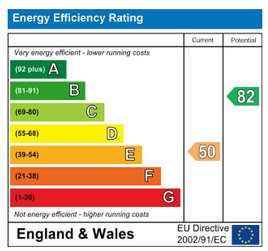


Total Area: 105.7 m² ... 1138 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





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LYNMOUTH ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold

4 Bed House - Mid Terrace

Features:

- Victorian Terrace Family Home
- Four Bedrooms
- Stunning Full Width Rear Extension
- First Floor Family Bathroom
- En-suite Off front Bedroom
- 1132sqft
- Laid Out Over Three Floors
- Beautifully Presented

The striking reception room delivers instant wow-factor, with a colour-drenched palette bringing warmth to the elegant period detailing, a charming window seat, wooden shutters and bespoke storage.

It flows seamlessly into the kitchen/diner, where you'll find beautifully designed units, top-range fittings, high-spec appliances and a central island. Generous glazing ensures the space is flooded with natural light, and in the warmer months you can step straight out to the south-facing rear garden, where a decked patio overlooks a lush array of mature planting.

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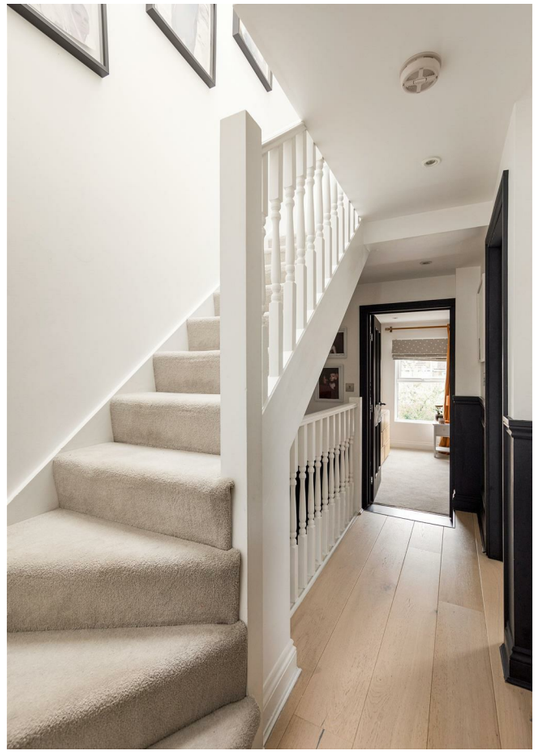













IF YOU LIVED HERE...

On the first floor, two pristine bedrooms have been thoughtfully designed, complete with more bespoke storage. The front bedroom benefits from a smart ensuite, while the family bathroom has been designed with sleek, contemporary fittings. Up in the converted loft, you'll find two further bedrooms along with useful eaves storage.

You're spoilt for choice when it comes to greenery, being seconds away from St James Park and playing fields, and a close walk to the Walthamstow Marshes and Wetlands.

You've also got countless amenities on your doorstep, including the award winning weirdough bakery, wine and listening bar Olfaclub, cocktail bar 56, a 24 hour gym, and CRATE, where you'll find an eclectic collection of independent shops and eateries. You're also just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food.

Need to escape beyond Walthamstow? It's just a few minutes on foot to St James Street station, where the Weaver Overground will zip you to Liverpool Street in around 15 mins. Alternatively, stroll a bit further to Blackhorse Road station, where you also have access to the Victoria line and Overground (Hampstead Heath, Crouch End).

WHAT ELSE?

- Situated in the Pumphouse Museum, five minutes walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- Your new local coffee shop? Why not make it Weirdough Bakery, which is just a five minutes walk away.



A WORD FROM THE OWNER....

"I've lived in London my whole life, and couldn't have imagined a better place to bring up our young kids. It's truly like the 90s neighbourhood I remember but you thought city-living had long forgotten. Being so close to the park, the river, and the best coffee shop in the neighbourhood (Weirdough) has meant we have never travelled far to meet with friends. In fact our best friendships have been forged within a 5 minute walk from our home. Local kids knock for our kids to go to the park. Our neighbours stop to chat as we put the bins out. We meet with friends regularly at the local wine bar, cocktail bar and of course Weirdough. It's been a blessing to live in a place that's given us some of the best memories of our life. We hope that the new owners will be able to say the same."

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Reception Room
12'0" x 10'0"

Kitchen/Diner
22'1" x 13'1"

Bedroom
9'9" x 8'4"

Bathroom
8'1" x 5'6"

Bedroom
13'9" x 11'8"

Ensuite
7'6" x 3'11"

Bedroom
10'3" x 7'7"

Bedroom
17'1" x 9'2"

Eaves Storage

Garden
26'2"

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