



TOTAL FLOOR AREA: 1326 sq ft (123.2 sq m) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used in conjunction with the property particulars. The seller, agent and approval cannot be held responsible for any error or mis-statement. The information is for guidance only and should be used in conjunction with the property particulars.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1326.00 sq ft

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estates

Ulverston Road, Walthamstow, E17 4BW  
 Offers In Excess Of £700,000 Freehold  
 Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)



Position on the highly regarded Ulverston Road, this beautifully presented period property nestled in the heart of Walthamstow, E17 is set on a tree-lined street known for its handsome Victorian and Edwardian architecture. This spacious home effortlessly blends classic charm with modern functionality.

As you step inside, you're greeted by a generous reception room featuring a striking bay window that floods the space with natural light. This inviting living area is perfect for relaxing or hosting guests in comfort. Moving further through the property, you'll find a well-appointed separate kitchen with practical units running along both sides. It offers plenty of storage and counter space, and also provides direct access to a generous private garden — ideal for outdoor dining, entertaining, or simply enjoying the open air.

Conveniently located on the ground floor is a separate WC, adding to the home's practicality. Also on this level is a dedicated dining room, an ideal space for family meals or entertaining guests. The dining area features large sliding doors that open onto the garden, creating a seamless transition between indoor and outdoor living — perfect for summer gatherings or cosy autumn evenings.

Upstairs, the property continues to impress with a well-considered layout. The spacious master bedroom is positioned at the front of the home and features another elegant bay window, offering plenty of natural light and ample room for wardrobes or storage. A second double bedroom at the rear overlooks the garden, providing a peaceful and serene retreat. In addition, there is a bright three-piece family bathroom, a smaller single bedroom ideal as a nursery or study, and a further generously sized double bedroom at the back of the house, also with garden views.

This home also benefits from excellent transport connections. Wood Street Overground station is a short walk away, offering fast links to Liverpool Street in under 30 minutes. South Woodford Underground (Central Line) and Highams Park station provide additional commuting options, making travel into central London and beyond highly convenient. Families will appreciate the abundance of well-rated local schools. Thorpe Hall Primary is just minutes away, while The Woodside Primary Academy and Our Lady and St George's Catholic Primary are also nearby. Secondary education options include Frederick Bremer School and Walthamstow School for Girls — both within easy reach and rated 'Good' or 'Outstanding' by Ofsted.

With its generous living space, charming period features, garden access, and excellent location, Ulverston Road offers a rare opportunity to own a truly special home in one of East London's most desirable neighbourhoods. Whether you're a growing family, a professional couple, or simply looking for space and style in a well-connected setting, this property ticks all the boxes.