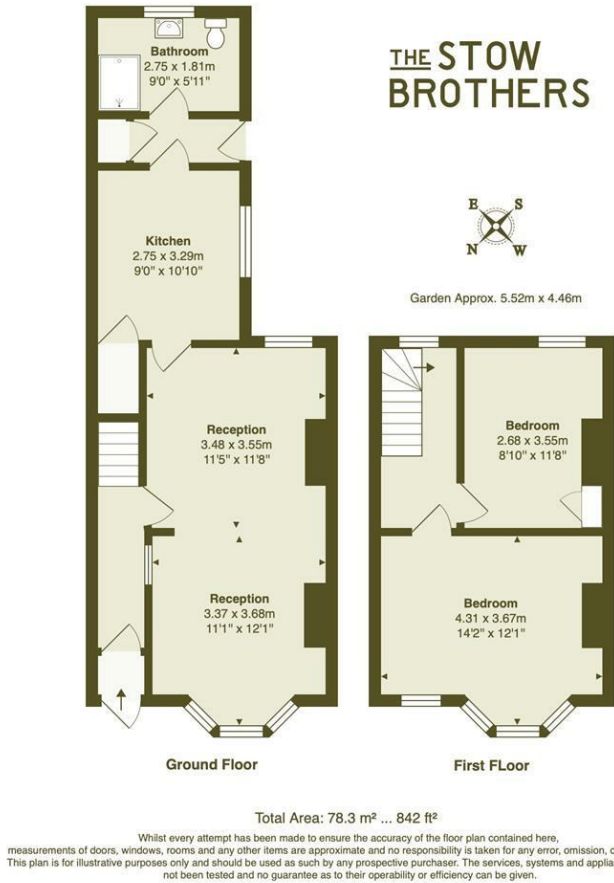




Reception
11'0" x 12'0"

Reception
11'5" x 11'7"

Kitchen
9'0" x 10'9"

Bathroom
9'0" 5'11"

Bedroom
14'1" x 12'0"

Bedroom
8'9" x 11'7"

Garden
18'1" x 14'7"



LYNMOUTH ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Freehold

2 Bed House



Features:

- Two Bedroom Freehold House
- Bay Fronted
- Chain Free
- Through Reception
- Private Rear Garden
- Short Walk to St James Station
- St James Park Moments Away

This charming two-bedroom freehold house sits on a residential street in Walthamstow, moments from St James Park and a short walk from St James Street Station. With a bay-fronted through reception, private rear garden and plenty of original character, it's a home full of possibilities, with the neighbourhood's independent cafés, shops and creative spaces close at hand. Offered chain free, too.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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IF YOU LIVED HERE...

Step inside and you'll find a welcoming through reception, where a beautiful bay window draws natural light into the front living area. Attractive fireplaces, a decorative archway and traditional detailing bring plenty of character, while the generous proportions allow for separate spaces to relax and dine. There's plenty of scope to introduce your own style while celebrating the home's existing features.

Beyond the reception, the separate kitchen has warm timber cabinetry and ample worktop space. At the rear, the spacious bathroom features a corner shower and fitted storage. Outside, the private garden offers a peaceful retreat, with established planting and paved areas ready to enjoy.

Upstairs, two well-proportioned bedrooms complete the accommodation. The principal bedroom stretches across the front, with a bay window and fitted wardrobes, while the second overlooks the rear. Altogether, the house offers approximately

842 square feet of accommodation, combining period charm with exciting possibilities.

WHAT ELSE?

- St James Street Station is a short walk away, offering Weaver line services towards Liverpool Street, while Walthamstow Central provides Victoria line connections across London.

- St James Park is moments away for everyday walks, while Walthamstow Wetlands offers peaceful reservoirs, wildlife and open green spaces.

- Explore independent food and drink businesses at CRATE St James Street, Walthamstow's lively High Street and Soho Theatre Walthamstow, all adding to the neighbourhood's appeal.



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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