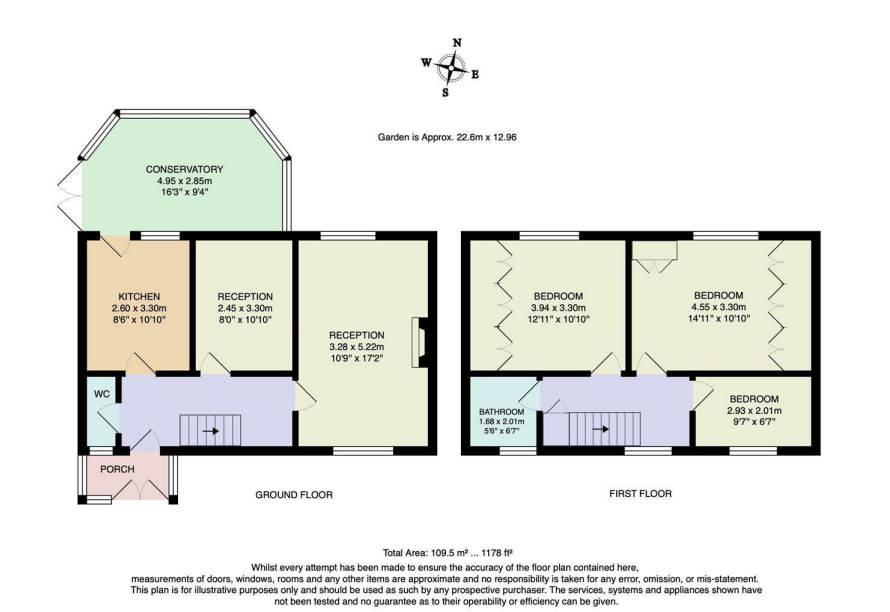




Reception
10'9" x 17'1"

Reception
8'0" x 10'9"

Kitchen
8'6" x 10'9"

Bedroom
14'11" x 10'9"

Bedroom
12'11" x 10'9"

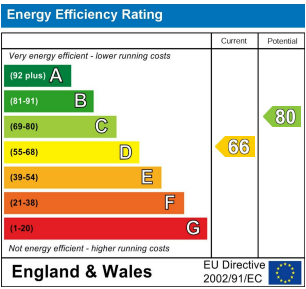
Bedroom
9'7" x 6'7"

Bathroom
5'6" x 6'7"

WC

Conservatory
16'2" x 9'4"

Garden
74'1" x 42'6"



COPPERMILL LANE, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- 1960s House
- Over 1150 Sq Ft
- Rare to Market
- Two Reception Rooms
- Rear Garden Overlooking Walthamstow Reservoir
- Private Residential Street
- In Walthamstow Wetlands
- Off Street Parking
- Beautiful Surrounding Views

Occupying an enviable position overlooking the Walthamstow Reservoirs, this iconic three-bedroom 1960s home is a true hidden gem. Set close to the vast open spaces of Walthamstow Wetlands and the vibrant eateries, bars and transport links of St James Street, it's a property that offers the perfect blend of location, space and potential.

Its generous layout, rear garden, off-street parking and simply spectacular waterside views make it an outstanding opportunity to create a forever home.

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IF YOU LIVED HERE...

You'll love the sense of space offered by this two-storey home with its timeless 1960s mid-century proportions. The layout is wonderfully practical and provides an exciting opportunity to create a truly spectacular family home in an unforgettable and unique setting. Stepping through the porch, you're welcomed into a generous entrance hall with a handy ground floor WC and stairs leading to the first floor. To your right, the dual aspect main reception room stretches over 17 feet, flooded with natural light and offering plenty of room for both relaxing and entertaining. To the rear, a second reception room connects seamlessly with the separate kitchen, creating fantastic potential to reconfigure into a large open-plan kitchen/diner if desired (subject to the necessary permissions). Beyond, the conservatory provides an additional living space, perfect as a dining room, garden room or home office, with lovely views over the rear garden. Upstairs you'll find three well-proportioned bedrooms, including two generous doubles with fitted storage and a comfortable third bedroom that's ideal as a child's room, nursery or study. A family bathroom completes the first floor. Outside is where this home really comes into its own. The beautiful rear garden extends to over 22 metres and enjoys a breathtaking backdrop across the Walthamstow Reservoirs. Mature planting provides privacy while framing the spectacular water views, making this a truly special place to relax, entertain or simply

enjoy the changing seasons. As for beyond, you're spoilt for choice when it comes to more greenery. As well as being right on the edge of the Walthamstow Wetlands, you can cycle almost traffic free to Stratford and the Olympic Park in 30 minutes. Not only does the Coppermill area have its own amazing community - including the newly developed Coppermill Pub, but you're in a great spot where you can easily nip to neighbouring areas, such as Blackhorse Road, Walthamstow Central and St James. In the latter you'll find the creative hub CRATE and pizzeria/bar True Craft, while in the former you can explore the newly launched Blackhorse Beer Mile, featuring some of East London's most exciting breweries, bars and street food. Need to escape beyond Walthamstow? It's just 15 minutes on foot to St James Street station, where the Weaver Overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 20 minute stroll to Blackhorse Road station, where you have access to the Victoria line and Suffragette Overground.

WHAT ELSE?
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court, and mini golf, as well as convenient chains. The buzzing Hoe St is just beyond, which is home to the Soho Theatre Walthamstow.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.
- Situated in Walthamstow Pumphouse Museum - an 16 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage



WORD FROM THE OWNER..

"I was lucky enough to be brought up in the house moving in around 1969 just after it was built for the water board works. It has always been a bright and airy house and is on the banks of number 5 reservoir, looking towards Rabbit and Heron Islands. It was a wonderful place to grow up surrounded by nature, relaxing in the large garden watching and listening to the birds, watching trout leap out of the water in the evening and waking up to birdsong. Awaiting the usual visits from the foxes who would pop in to the garden. Experiences my own children loved.

A place to relax and grow, among a small friendly and supportive group of neighbours, A peaceful place but one with swift access to lovely walks, public transport hubs and the restaurants and excitement that Walthamstow brings. We are also a short walk to the River Lea, and on to Springfield Park area which are personal favourites of ours."

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