

CASSIOBURY ROAD, WALTHAMSTOW

Offers In Excess Of £1,050,000 Freehold 4 Bed House



Features:

- Four Bedrooms
- Victorian Terraced House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Secluded Rear Garden
- Utility Room
- Next to Walthamstow Wetlands
- Close to St James's Street

Set in an enviable location between Walthamstow Wetland's and E17's thriving St James Street neighbourhood, this appealing four-bedroom Victorian terraced home has been beautifully restored, blending contemporary convenience with traditional charm.

The expended open-plan kitchen/lounge is a standout feature, complemented by an additional reception room and separate utility. Upstairs, you'll find a stylish first floor bathroom, while the converted loft offers a master with ensuite.

The secluded rear garden is the finishing touch, thoughtfully designed and perfect for relaxing or entertaining.

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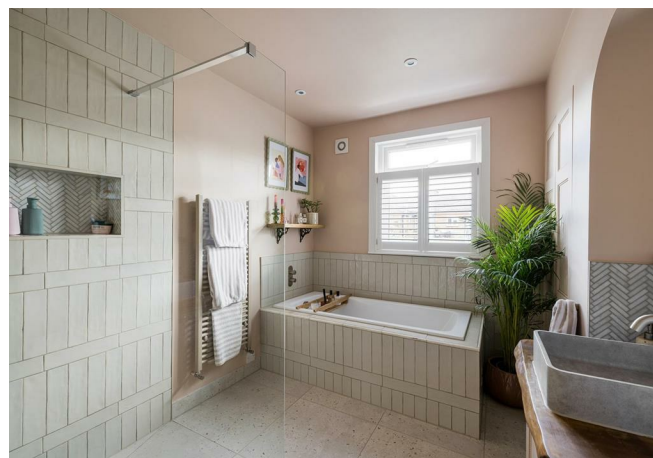
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IF YOU LIVED HERE...

You'll always admire the handsome frontage when you return home. Beyond it, the front reception room is a cosy sanctuary, with parquet flooring, a characterful fireplace, bespoke shutters, custom carpentry, a striking ceiling rose and a soft colour scheme.

This spotless finish continues into the show-stopping kitchen/diner/living space. There's plenty of room for both lounging and dining, so entertaining will be high on the agenda (you'll certainly want to make the most of that kitchen island). The units are pristine, as are the appliances, including the double oven, while the timber panelling brings a touch of Scandi style.

In the warmer months, spill out into the rear garden, which is beautifully secluded thanks to a rich mix of foliage. You'll love the sun-trap seating area.

On the first floor, you'll find two bedrooms, each with immaculate décor (the front one also benefits from handy custom storage). There's also a family-sized bathroom, beautifully finished with stylish tiling, vintage-style fittings, a bathtub and a walk-in shower. Up in the loft, you have two further bedrooms, one of which features a sleek en suite.

As for beyond, you've got a surprisingly large amount of green space nearby, such as the Walthamstow Wetlands, which is a short stroll away. Looking for more urban

perks? You're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social. Even closer to home you'll find True Craft bar and pizzeria, as well as the dynamic box park-style social hub CRATE.

Need to escape beyond Walthamstow? It's just seven 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 13 minute stroll to Blackhorse Road, where you can add the Victoria line to the options, as well as the Suffragette Overground.

WHAT ELSE?

- For shopping, head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and multiscreen Forest cinema.

-Situated in Walthamstow Pumphouse Museum - a mere eight minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.

- As for entertainment, the Soho Theatre Walthamstow is a real gem for E17, while the wonderfully eclectic Trades Hall is a favoured spot for renowned comedians to perform warm-up sets.



A WORD FROM THE OWNER...

"We've truly loved living here and will be very sad to leave. Since moving in, we've welcomed two children and it's been such a special place to grow as a family. The street has a really lovely, safe feel with lots of young families. we've especially enjoyed neighbours coming together for things like clean-ups and the Christmas light switch-on each year. We've spent many happy days in the two local parks or walking by the wetlands and canal, while still being just a short stroll from the market street and local shops. "

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Reception Room

10'9" x 19'5"

Utility Room

7'2" x 4'10"

Kitchen/Diner

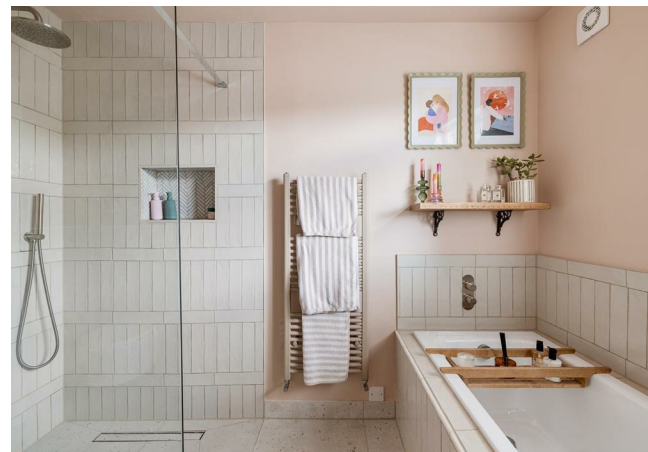
13'7" x 20'0"

Bathroom

8'3" x 10'4"

Bedroom

8'2" x 10'10"



Bedroom

13'10" x 10'9"

Bedroom

8'6" x 9'8"

Bedroom

13'3" x 10'5"

Eaves Storage

Ensuite

7'10" x 5'10"

Garden

approx 15'1" x 26'6"



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