

## BARCLAY ROAD, WALTHAMSTOW

Offers In Excess Of £775,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Two Bedroom House
- Beautifully Presented
- Landscaped Rear Garden
- Village Location
- Ground Floor Extension

A bright and brilliant two-bedroom home on a charming street in a prime Walthamstow Village location. Coming in at 747 square foot - and spread out over two floors, it's packed with highlights, including the stunning ground floor extension, secluded rear garden and period features throughout.

Nearby, you'll find some of the area's best amenities, with the buzz of Wood Street in one direction, and the convenience of Walthamstow Central in the other, meaning you've got an excellent choice of transport links too.

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#### IF YOU LIVED HERE...

Beyond that charming porch and bold red door, you'll find a bright and spacious reception room. The open plan design of the ground floor ensures there's plenty of natural-light, which highlights the tasteful colour palette. There are plenty of thoughtful features throughout, from the bespoke shutters and custom carpentry to the wood burner stove and engineered timber flooring.

At the rear, you'll find your dine-in kitchen, artfully designed with features such as the shaker-style units, sleek worktops and integrated appliances. You'll appreciate being able to open the bi-fold doors to your secluded garden, which has been lovingly landscaped with an incredibly rich mix of foliage.

Your bathroom is perfectly formed with floor-to-ceiling tiling and contemporary fittings, while on the first floor you'll find two well balanced rooms, each with brilliant in-built storage and painted floorboards.

Beyond, you'll discover that you've joined a brilliant community. Walthamstow Village is packed with ancient history, as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores - you won't be able to keep away from Eat 17 (dubbed 'London's poshest Spar' by the press).

While Orford Road is the main hub, you'll find the wider area potted with brilliant amenities, such as authentic sushi takeaway Ohba Leaf Kitchen, the lively and

down-to-earth Made in Portugal cafe, and the ultra-friendly Castle gastro-pub.

At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as Pillars and Mother's Ruin.

If you need to escape further afield, you'll be pleased to know that you're only 13 minutes on foot from Wood Street station, where you can nip to Liverpool Street in less than 20 minutes on the Overground, or walk a bit further to Walthamstow Central for access to the speedy Victoria line.

#### WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 25 minutes north, Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 10 minutes south east.
- Your new local is the Lord Raglan, a traditional boozer with a sun trap garden and a great selection of drinks and food.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 17&Central shopping centre and Forest cinema.



#### A WORD FROM THE OWNER...

"Walthamstow Village is a really beautiful and peaceful place to live with the most amazing cafes and pubs. My house has been a joy to live in and a real oasis for entertaining as well as relaxing. The road itself is so quiet with a real community feel to it. The forest is only a few minutes walk which provides a real de-stress after a busy day at work. Loyd Park is another gorgeous place to walk and visit on a Saturday to buy from the weekly farmers market."

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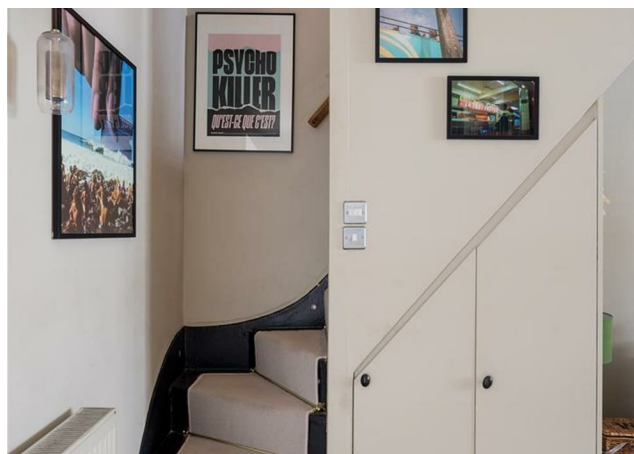




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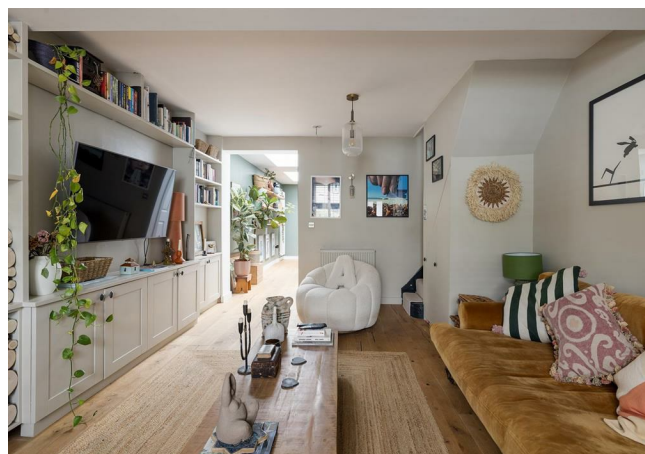


**Reception**  
12'4" x 20'5"

**Bathroom**  
6'7" x 5'4"

**Kitchen**  
11'3" x 13'2"

**Bedroom**  
12'4" x 10'1"



**Bedroom**  
9'6" x 10'1"

**Garden**  
13'5" x 27'2"



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