



Colville Road, London, E17 6EL
Offers Over **£775,000**

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property

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

- Three double bedrooms
- Two bathrooms
- Open-plan living area
- South-west facing garden
- Arranged over three floors
- Quiet residential street

Stunning three-bedroom family home with a private garden in the heart of Walthamstow.

This beautifully presented three-bedroom Victorian home has been thoughtfully extended and refined to create over 1,000 sq. ft of versatile living space arranged across three generous floors. Set within the leafy surrounds of Higham Hill, it combines period character with contemporary design.

The ground floor is a standout feature, a superb open-plan space, bathed in natural light from the front bay window and full-width rear doors. Pale engineered timber flooring runs seamlessly from front to back, while the living area is anchored by a striking ebony fireplace and mantel. The kitchen is sleek and modern with integrated appliances, streamlined cabinetry, recessed lighting, and a breakfast bar, making it equally suited to entertaining or everyday family life.

To the rear, large patio doors open directly onto a beautiful south-west facing landscaped garden. A mix of patio space and raised slate beds is framed by timber fencing and mature greenery.

Upstairs, the first floor offers two well-proportioned double bedrooms alongside a stylish family bathroom finished in crisp greys and whites, complete with a separate shower cubicle. The top floor has been converted into a spacious principal bedroom, featuring pleasant outlooks and a contemporary en-suite shower room.

LOCAL LIFE

Ideally located for Blackhorse Lane station with swift Victoria Line connections into Central London, this home also enjoys easy access to vibrant cafés, independent shops, and renowned breweries, including Big Penny Social's new games hall and many local pubs for a Sunday roast.

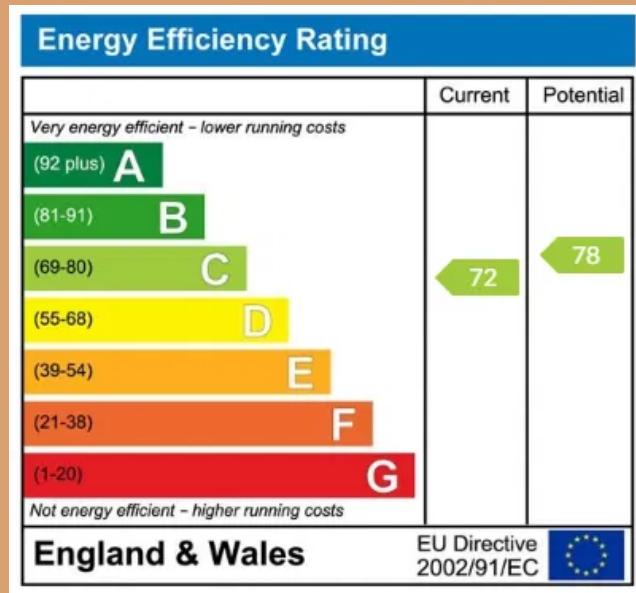
Nearby is Lloyd Park, Walthamstow's oldest green space. It offers a farmers market every Saturday, a skate park, a playground, tennis courts, a bowls club, and a dog area. The William Morris Gallery was once home to the founder of the Arts & Crafts Movement. Also nearby is the vibrant creativity of Walthamstow Wetlands, Europe's largest urban wetland reserve.

Further highlights include being within the catchment area for several Ofsted-rated Good and Outstanding schools.







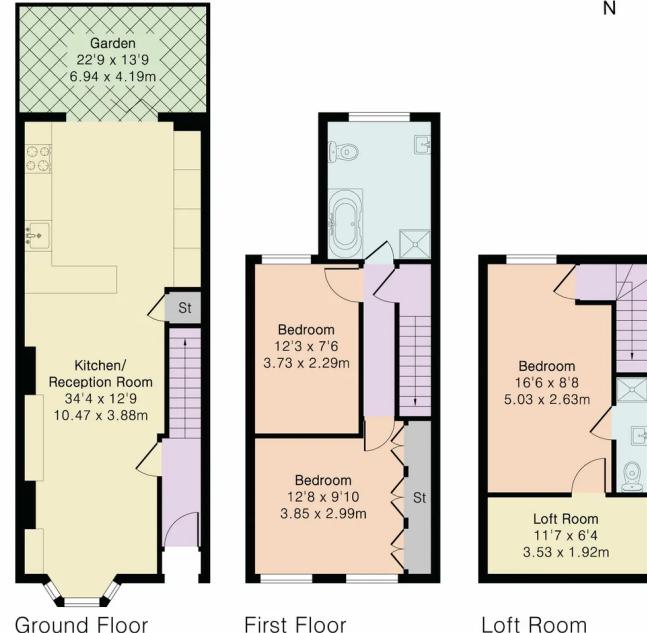


Approximate Gross Internal Area 1037 sq ft - 97 sq m

Ground Floor Area 416 sq ft - 39 sq m

First Floor Area 362 sq ft - 34 sq m

Loft Room Area 259 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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