

Total Area (Excluding Loft Room): 84.4 m<sup>2</sup> ... 909 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception Room  
11'6" x 13'3"

Reception Room  
15'1" x 11'5"

Kitchen  
7'11" x 7'10"

Bathroom  
7'11" x 6'8"

Bedroom  
12'11" x 11'5"

Bedroom  
9'8" x 11'5"

Bedroom  
7'11" x 7'11"

Loft Room  
13'11" x 11'7"

Garden  
36'1" x 16'0"

Side Return  
16'10" x 7'4"



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	



## ORFORD ROAD, WALTHAMSTOW

Offers In Excess Of £925,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian Terraced
- Walthamstow Village
- Rarely Available
- Potential to extend (stpp)
- Loft room
- Short walk to Walthamstow Central Station

This delightful three bedroom semi-detached Victorian house is in a highly desirable location in a quiet pedestrianised cul-de-sac hidden away at the heart of Walthamstow Village, the most prime location in Walthamstow.

REQUEST A VIEWING  
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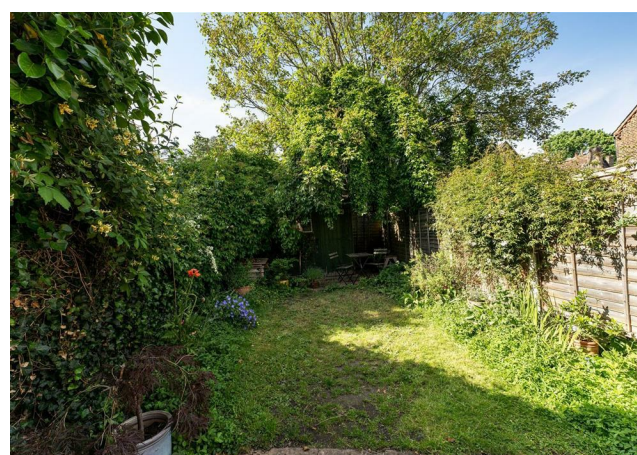
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**IF YOU LIVED HERE...**

It would be an absolute joy to come back to this lovely home each day. In a secluded location just moments from the centre of the village, it's a really special place. Combining the original features and proportions of a Victorian property with a contemporary interior, this home is ideally suited to modern lifestyles.

The property has been extended into the loft to provide 909 square feet of living space over three floors, with a large open-plan living room, kitchen and bathroom on the ground floor, three bedrooms on the first floor and a loft room on the second floor.

The main living space comprises the former front and rear reception rooms. It has a lovely stripped pine floor, extensive bespoke built-in shelving and cupboards and lots of light from a glazed door to the rear garden. The adjoining kitchen has a range of freestanding units and appliances. The bathroom beyond is partly tiled and has a contemporary suite that includes a bath with a mixer shower. It also has a large opening window.

The main bedroom is at the front of the property is a serene space. It has two windows with leafy views over the quiet street, a wall of fitted wardrobes, and a stripped pine floor. The second double bedroom has the same feature flooring and

enjoys garden views. The third bedroom at the rear of the property is a single with garden views.

The loft room has two skylights and extensive eaves storage. Even though there is restricted head height, this room makes a perfect workspace. and is accessible via a loft ladder.

**WHAT ELSE?**

- You're literally in the centre of Walthamstow Village, just around the corner from the eclectic selection of independent shops, cafes and restaurants. This largely pedestrianised area is one of the oldest and most sought-after villages in London. It has a quiet calm and charm, and offers easy living with everything you need just a short walk away.

- Transport links are great. It's just half a mile (a quick ten minute walk) to Walthamstow Central Station, where you can get on the Victoria Line or catch an 18 minute direct train to Liverpool Street.

- There's good access to open green (and blue!) spaces, with Leyton Flats less than a mile away and the reservoirs and nature reserve of Walthamstow Wetlands 1.5 miles from your door.



**A WORD FROM THE OWNERS.....**

"We have loved living in this beautiful part of Walthamstow Village for the past eight years. Our small offshoot of Orford Road is a special community of six houses, with lovely neighbours who have lived here for decades. We're lucky enough not to be overlooked at the front of the house; watching the squirrels play in the trees whilst drinking a cup of tea in bed is a nice way to start the day. At the back we are hardly overlooked either, with views of the Ancient House over our fence and a mature hedge and tree providing natural privacy. Our garden backs onto the wildflower meadow which looks beautiful come spring. From the back bedroom you can see St Mary's Church. Over the road is the brilliant Nags Head, which is convenient for a drink or a pizza, God's Own Junkyard and Wild Card Brewery are a stone's throw away, and the famous amenities of Orford Road, such as Froth & Rind and Eat 17, are two minutes around the corner. Parking is easy, with a permit spot directly opposite the house, which is helpful with young kids. The tube and overground at Walthamstow Central are approx 6 minutes walk away. We love our house, our neighbours and the area, and know our buyers will too."

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