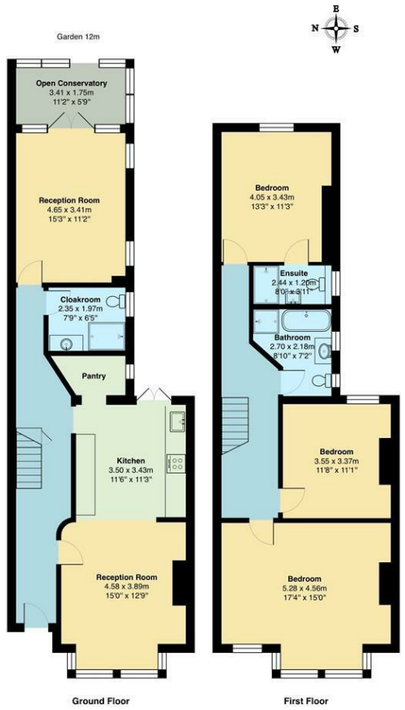


Total Area: 140.0 m² ... 1506 ft² (excluding open conservatory)

All measurements are approximate and for display purposes only

Reception Room
15'0" x 12'9"

Kitchen
11'5" x 11'3"

Cloakroom
7'8" x 6'5"

Reception Room
15'3" x 11'2"

Bedroom
17'3" x 14'11"

Bedroom
11'7" x 11'0"

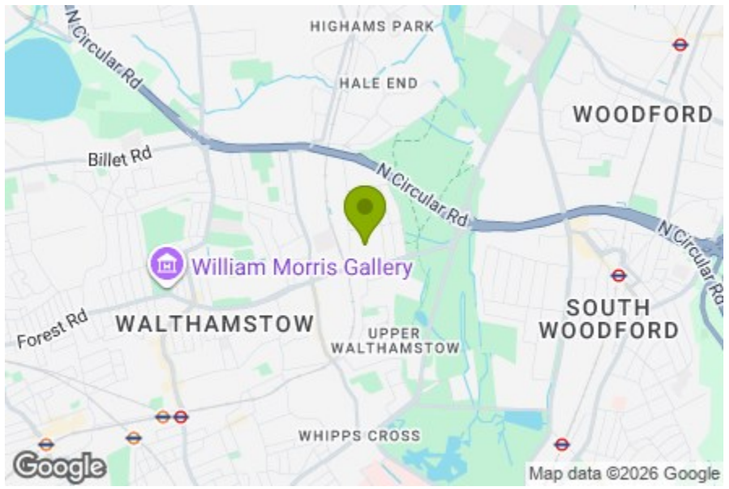
Bathroom
8'10" x 7'1"

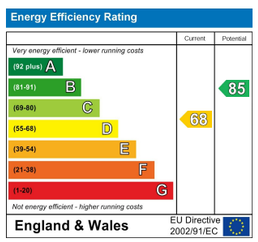
Bedroom
13'3" x 11'3"

Ensuite Bathroom
8'0" x 3'11"

Garden
39'4"

Conservatory
11'2" x 5'8"





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WOODSTOCK ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold

3 Bed House - End Terrace

Features:

- Three Double Bedrooms
- Edwardian House
- Well Presented Throughout
- Open Plan Kitchen Reception Room
- Three Bathrooms
- Potential to Extend (STPP)
- Over 1500 Sq Ft
- Quiet Residential Street
- Close to Epping Forest
- Within Distance of Wood Street Station

This spacious three-bedroom Victorian home occupies a peaceful residential street in Walthamstow, perfectly placed for the excellent transport links of Wood Street Station, the area's vibrant independent shops, cafés and restaurants, and the expansive green spaces of Epping Forest. Full of character and charm, the house offers generous, beautifully proportioned living spaces, complemented by a distinctive and considered approach to colour and design. It's a warm and inviting home with plenty of personality, combining classic Victorian features with a stylish, individual feel.

REQUEST A VIEWING
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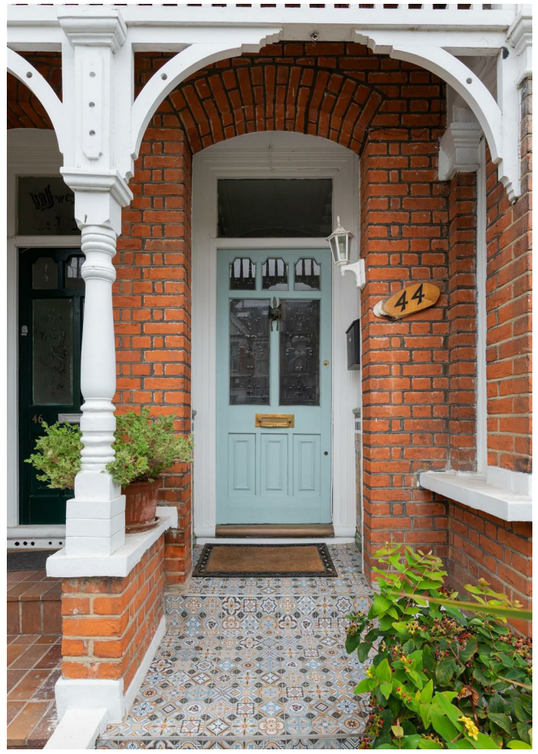













IF YOU LIVED HERE...

The front reception sets the tone with a broad bay window, dark timber flooring, intricate ceiling plasterwork and an ornate fireplace with wood-burning stove. Rich blue walls add depth, while the adjoining kitchen is finished with pale green cabinetry, glazed wall units, warm-toned tiled splashbacks and a central island, with an integrated fridge, freezer and dishwasher neatly incorporated into the design. Beyond, the second reception provides another relaxed living space, opening into the conservatory and onwards to the rear garden. A pantry and separate cloakroom with shower complete the ground floor.

Upstairs, all three bedrooms are doubles. The large front bedroom has stripped floorboards, a wide bay window, decorative cornicing and a bold blue and ochre palette. Another bedroom has deep-toned walls and an ornate tiled fireplace, while the rear bedroom is finished in softer colours with stripped timber flooring, a fireplace and its own ensuite shower room. The family bathroom pairs a freestanding bath with a separate curtained shower, specialist Italian waterproof floral wallpaper, dark marble surfaces and brass fittings.

The rear garden extends to around 12 metres according to the floorplan, with established trees and planting around the boundaries and a gravelled seating area towards the far end. There is also further potential to extend, subject to the usual planning permissions.

WHAT ELSE?

- Wood Street has an appealing independent streak, with local cafés, shops and Wood Street Market close by.
- Wood Street Station offers London Overground services and useful connections across London.
- Epping Forest is within easy reach for woodland walks, cycling and plenty of green space.



WORD FROM THE OWNER...

"I purchased the house nearly 14 years ago and I've loved living here. Doing it up has been a labour of love, and i've changed the house quite a lot. I've moved the kitchen and created a kitchen/lounge/diner which is very much the heart of the house and a fabulous entertaining space. That leaves the second reception room as a great space for chilling out, watching TV or reading. There's a special spot for every activity here! I've turned the conservatory into a gorgeous hideaway, perfect for a morning cup of tea and the newspapers in the morning light. There used to be four bedrooms, but one was tiny, so i made the third bedroom larger and added an en-suite. The house is really generous in its proportions. I've never needed more space, but the loft is huge and someone could do something really exciting up there! Everyone in Woodstock Road is absolutely lovely and there's a great sense of community. There are lots of young families and good friendships here. I think the Forest Road end of Woodstock is going to be closed off which will make it even nicer. Epping Forest is literally five minutes walk away. I'm there every day with the dog. Wood Street just keeps getting better and better, with lots of independent cafes and bars, as well as the legendary Flower Pot pub! There's something for everyone, and everyone is welcome."

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