

## LIVINGSTONE ROAD, WALTHAMSTOW

### Offers In Excess Of £1,000,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom House
- Victorian Terrace
- Extended and Refurbished Throughout
- Large Kitchen/Diner
- Garden Room
- Easy Access To Walthamstow Central
- Chain Free

Beautifully extended and thoughtfully refurbished, this four bedroom Victorian terrace offers generous living space across three floors, blending period charm with considered modern touches. The large kitchen/diner opens directly onto a landscaped garden, leading to a versatile garden room ideal for work or play. Set on a quiet residential street and offered chain free, the property combines space, style and convenience in equal measure. With easy access to Walthamstow Central and a well-balanced layout that includes four good-sized bedrooms, it's a superb option for those seeking a ready-made home with excellent transport links and a welcoming, well-connected neighbourhood.

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**IF YOU LIVED HERE...**

This charming Victorian home makes a lovely first impression, with its soft yellow brickwork, twin bay windows and pretty porch. A checkerboard tiled path draws you in to the inviting front door, setting the tone for the elegant interiors within.

Step into a hallway where herringbone wood flooring and classic panelling create an instant sense of warmth. Light filters through the glazed front door and up the stairwell, where a traditional runner leads to the upper floors. Beneath the stairs, a neatly concealed WC adds a practical touch.

At the front, the reception blends character with comfort. A handsome exposed brick chimney breast, cast iron fireplace and intricate ceiling detailing contrast beautifully with the soft-toned walls. Natural light floods in through the bay window, playing across the floors and emphasising the generous proportions.

To the rear, the open-plan kitchen and dining area is bright and well considered. Skylights and bifolding doors to the garden create a wonderfully open feel. A striking island and elegant cabinetry combine form and function with ease.

The south-facing garden offers a peaceful retreat, with paving, a central lawn and a mature tree adding structure and softness. At the far end, a contemporary timber-clad outbuilding provides valuable versatility—ideal for work or leisure, with wide-plank flooring and garden views.

Upstairs, you'll find four well-sized bedrooms spread across two floors, all finished in calming tones. A luxurious bathroom and ensuite complete the upper levels.

This area of Walthamstow blends green space, culture and community spirit. Just ten minutes from your door, Walthamstow Village brims with charm—tree-lined streets, independent shops, cafés and restaurants all nestled into a quiet, villagey pocket of the city. Stop in at Eat 17 for artisan groceries and wood-fired pizza, or enjoy a relaxed drink at The Castle, one of the area's most loved pubs. A little further afield, Gods Own Junkyard dazzles with neon art and quirky energy, while the recently opened Soho Theatre brings a lively dose of comedy, drama and performance. Abbots Park is close by, with a playground and open green space, and Lloyd Park, with its weekend market and William Morris Gallery, is only a touch further on. Families are well catered for too, with a strong selection of local schools including the popular Barclay Primary just five minutes away.

**WHAT ELSE?**

For travel connections, you're well placed with Walthamstow Central station around fifteen minutes away, offering both Victoria Line and Overground services for swift access into the city. Leyton Midland Road station is a similar distance in the opposite direction, connecting you to the Gospel Oak to Barking line and making wider London easily accessible.



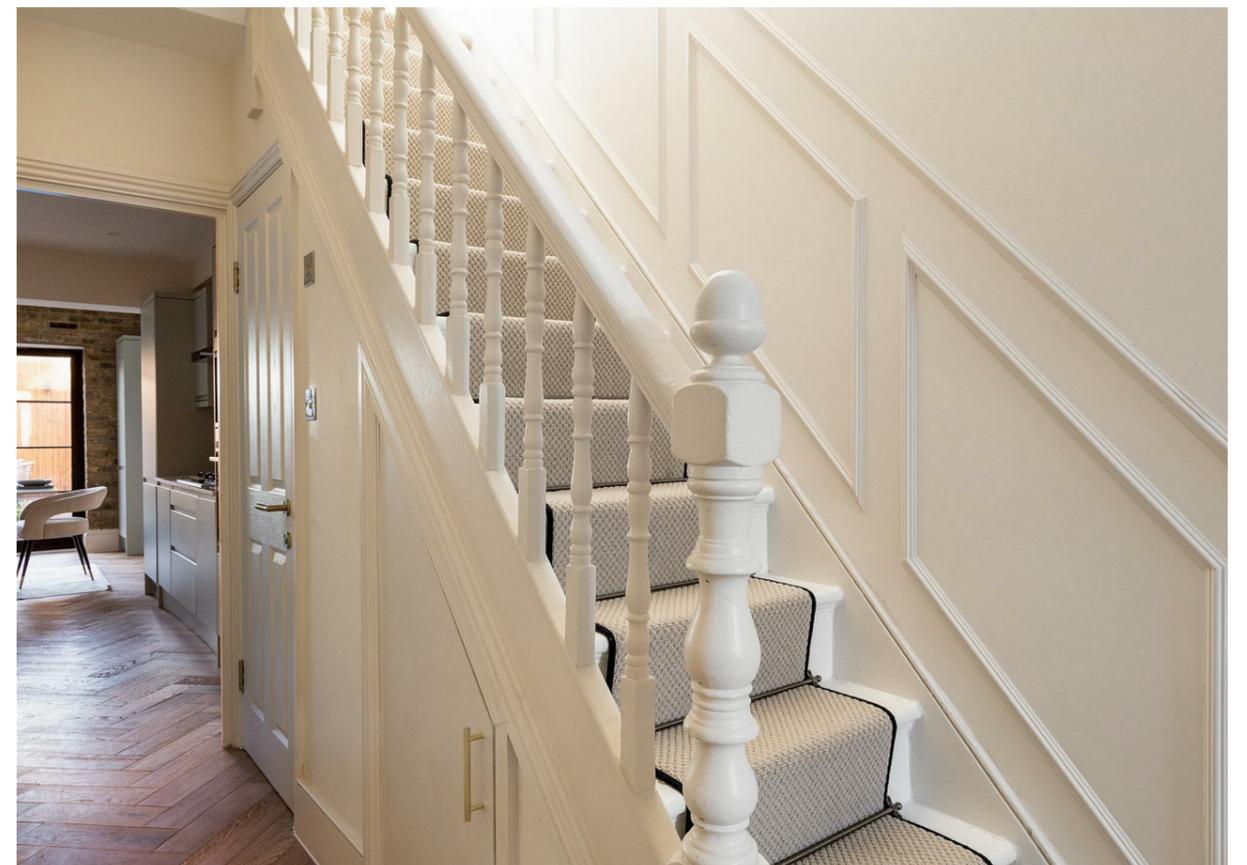
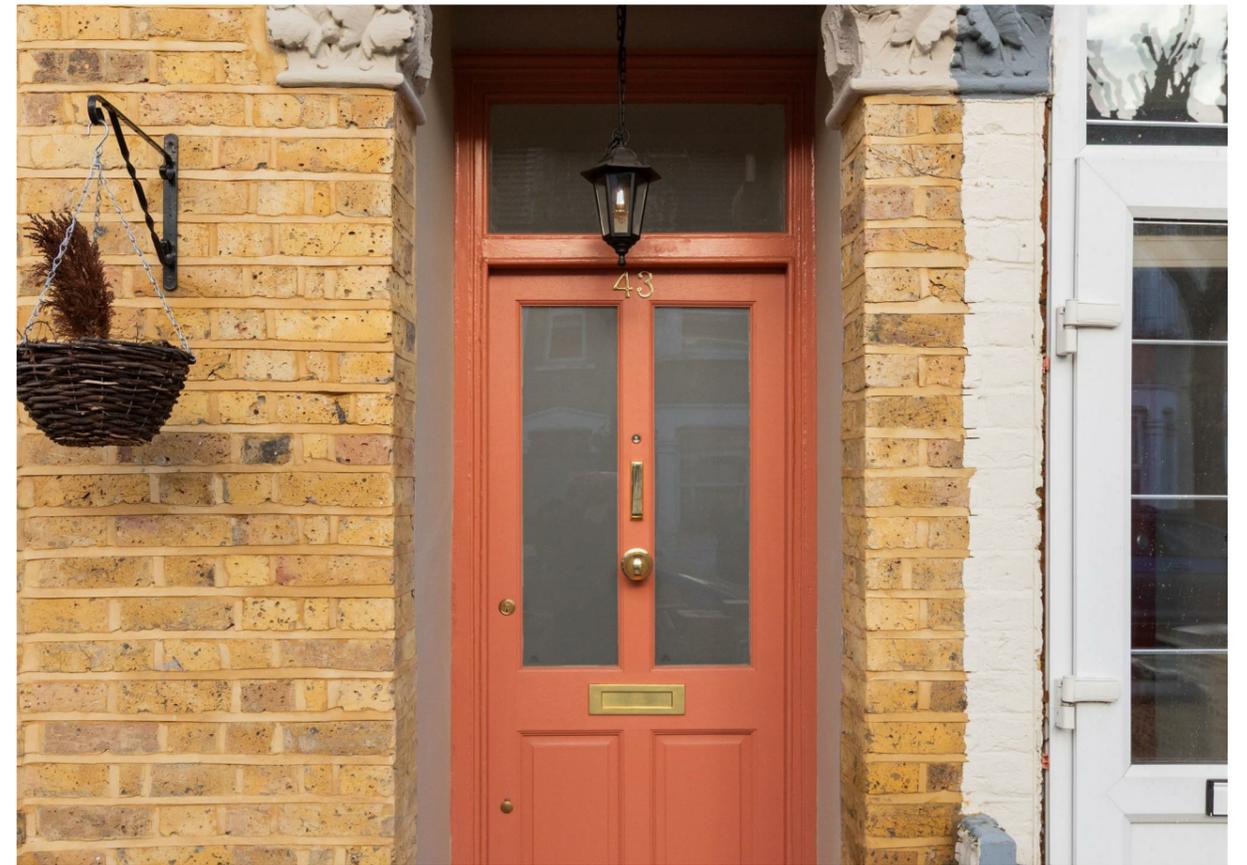
**A WORD FROM THE EXPERT...**

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISANT BRANCH MANAGER

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**Reception Room**  
11'4" x 23'11"

**WC**

**Kitchen / Diner**  
14'2" x 21'4"

**Bathroom**  
9'0" x 9'7"

**Bedroom**  
14'11" x 11'10"

**Bedroom**  
9'4" x 11'6"

**Bedroom**  
8'7" x 11'10"

**Bedroom**  
10'0" x 18'7"

**Ensuite**  
3'3" x 7'4"

**Garden**  
28'6" x 14'9"

**Garden Room**  
9'8" x 8'2"

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