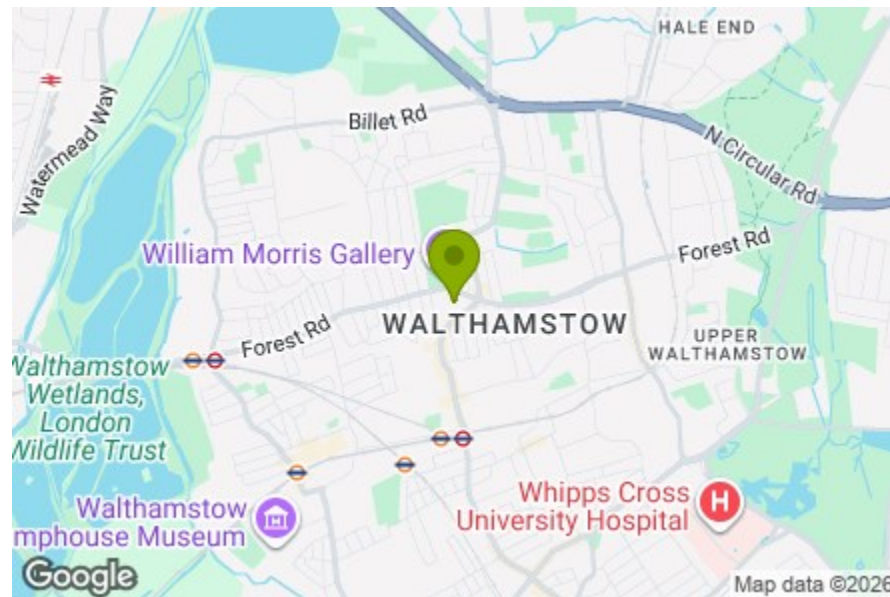




Total Area: 118.8 m<sup>2</sup> ... 1279 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only

- Reception room 10'11" x 23'9"
- Kitchen/Diner 13'6" x 20'11"
- Garden 27'10"
- WC
- Bedroom 14'2" x 11'1"
- Bedroom 9'0" x 10'1"
- Bathroom 8'11" x 8'0"
- Bedroom 9'5" x 15'0"
- Eaves storage
- Ensuite



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83
(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



## GAYWOOD ROAD, WALTHAMSTOW Offers In Excess Of £925,000 Freehold 3 Bed House - Terraced



### Features:

- Three Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Private Rear Garden
- Moments Away from Lloyd Park
- Close to Walthamstow Central Station

This three-bedroom Victorian terrace unfolds across three well-proportioned floors, balancing period character with a layout that works effortlessly for modern living. It has been carefully maintained throughout, with an extended kitchen and dining area adding depth and versatility to the ground floor. A generous rear garden creates a natural extension of the living space, ideal for everyday enjoyment. Set moments from Lloyd Park and within easy reach of Walthamstow Central Station, the setting brings together green open space and excellent connectivity.

REQUEST A VIEWING  
0203 397 9797

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**E18 & IG8**  
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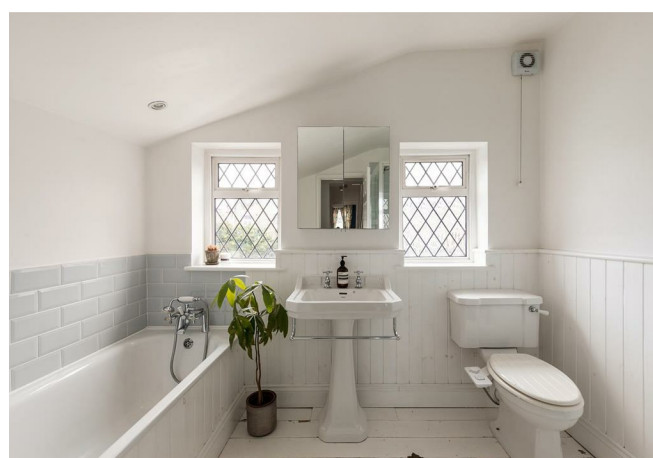
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### IF YOU LIVED HERE...

Set behind a quietly characterful frontage, this home unfolds with a sense of ease and thoughtfulness from the moment you step inside. Timber floorboards run through the hallway, paired with white-painted balustrades and neatly incorporated understairs storage, creating a gentle lead-through to the rest of the house. The reception room sits comfortably at the front, where shuttered bay windows soften the light and a fireplace adds depth and personality. Built-in cabinetry and shelving feel carefully considered, allowing the room to flow naturally into the adjoining area while remaining connected yet clearly defined.

To the rear, the kitchen and dining area forms the heart of the home. Skylights draw daylight down through the room, while wide glazed doors open directly onto the garden, strengthening the connection between inside and out. Deep-toned cabinetry with brass accents gives the kitchen real presence, anchored by a central island that suits both daily routines and relaxed gatherings. A WC with integrated utility space sits just off here, adding everyday convenience for guests and busy mornings. Beyond, the garden feels softly layered, with lawn, established planting, and stepping stones creating a private, relaxed backdrop.

Upstairs, the first floor offers two inviting bedrooms, one with twin windows and a settled, restful feel, the other looking out over the garden with a softer decorative finish. The bathroom offers both a bath and separate shower, with a calm, pared-back finish that works equally well for everyday use and quieter moments. The top

floor is given over to a spacious bedroom with skylights, a Juliet balcony, and integrated eaves storage, alongside a shower room where painted panelling, tiling, and exposed brick come together with a subtle nod to the home's heritage. The surrounding neighbourhood offers a rich mix of green space, culture, and well-loved local spots. Lloyd Park is moments away and brings together open lawns, a fantastic playground, cafés, the William Morris Gallery, and a lively weekend market. Walthamstow Village adds real character with its cobbled streets, boutiques, and pubs such as The Nags Head and The Berns & the Beans, known for coffee, brunch, and light bites. The area also benefits from the presence of Soho Theatre Walthamstow, bringing a strong programme of comedy, theatre, and events close to home. Families are well served too, with several excellent schools nearby, including the highly regarded Greenleaf Primary School, just eight minutes away.

### WHAT ELSE?

Transport links are well placed for getting around the city with ease. Walthamstow Central Station is a 12-minute walk, offering fast Victoria line services and London Overground connections. Walthamstow Queen's Road Station is just over 15 minutes away on foot, providing an additional Overground route across London.



### A WORD FROM THE OWNER...

"Gaywood Road is a microcosm of all the wonderful things Walthamstow has to offer. The immediate access to Lloyd Park (including its Saturday food market), the Feel Good Centre & East of Eden gyms, and independent shops can't be beat. We've found it to be an amazing place to raise a family (both puppy and baby!) You'll also have the loveliest neighbours who organise Christmas gatherings, Halloween trick-or-treat routes, play dates, bake sales and more."

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