



Reception
11'7" x 11'5"

Kitchen/Diner
11'7" x 30'2"

Bathroom
5'8" x 7'10"

Bedroom
11'7" x 10'10"

Bedroom
8'7" x 11'1"

Total Area: 66.8 m² ... 719 ft²

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



BEULAH ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold
2 Bed Cottage



Features:

- Walthamstow Village
- End of Terrace
- Victorian Cottage
- Amazing Rear Garden
- No Chain
- Side Access
- Beautifully Presented

Set within sought-after Walthamstow Village, this attractive end-of-terrace Victorian cottage offers a delightful blend of period character and contemporary comfort. Behind its classic brick façade lies a beautifully presented home filled with light and warmth, opening onto a generous rear garden that feels wonderfully private, perfect for quiet moments or summer gatherings. The addition of side access adds convenience, while being offered with no onward chain makes this an appealing opportunity to secure a well-finished property in one of East London's most desirable and characterful neighbourhoods.

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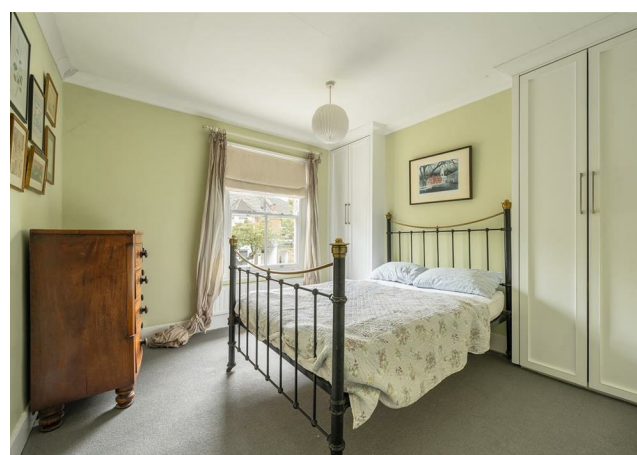
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IF YOU LIVED HERE...

A charming brick façade framed by climbing greenery and a low picket fence gives this home a welcoming first impression. The pastel front door adds a touch of individuality, while the cottage-style frontage blends effortlessly into its row of period homes, setting the tone for the warmth and personality found within.

Inside, the reception room offers a bright, inviting feel, combining classic features with an easy, contemporary flow. A large window draws in the daylight, while a traditional fireplace lends the space a timeless focal point. The open layout leads naturally into the kitchen and dining area, where soft cabinetry and wooden worktops create a harmonious sense of comfort and style. A skylight draws daylight through the centre of the room, and sliding doors open onto the garden, enhancing the connection between indoors and out.

Outdoors, the garden feels wonderfully secluded, surrounded by mature trees and seasonal colour. A paved terrace provides a perfect spot for outdoor dining or quiet reflection, with a leafy path leading towards a garden shed at the far end.

Completing this level, the bathroom combines dark tiling with warm wood cabinetry to create a refined and balanced aesthetic. The large window allows soft natural light to filter through, giving the space an uplifting, polished atmosphere that feels

instantly calming.

Upstairs, the main bedroom feels restful and bright, with built-in wardrobes offering generous storage and a sense of calm simplicity. The second bedroom shares the same tranquil feel, with a large window framing views of the garden and built-in storage keeping the space beautifully uncluttered.

Set within the heart of Walthamstow Village, this location captures the area's easy blend of heritage and community. Cobble streets are lined with independent boutiques and much-loved spots such as The Castle and The Nags Head, perfect for leisurely afternoons or evenings with friends. For a slower pace, Berns & the Beans offers great coffee and a warm, familiar atmosphere that reflects the village's relaxed character. A short walk away, the vibrant lights of God's Own Junkyard bring an unexpected burst of creativity, where neon art meets craft beers and weekend buzz. Nearby, Wood Street Indoor Market is a treasure trove of vintage and handmade finds, while Lloyd Park and Hollow Pond in Epping Forest provide peaceful green spaces to unwind.

WHAT ELSE?

Walthamstow Central Station is around a 15-minute walk, offering both the Victoria Line and Overground for fast, convenient connections across London. Walthamstow Queen's Road is just a little further on, providing an additional Overground option. The area is also well served by local bus routes, with regular services towards Hackney, Stratford and the City, making travel across East London smooth and straightforward.



A WORD FROM THE OWNER...

"I've loved living on Beulah Road, a peaceful, friendly, tree-lined road that runs up to the heart of Walthamstow Village on Orford Road. It's been amazing to have all the independent shops, cafes and pubs in walking distance. My neighbours are lovely. It's a very special location. And one of the things I've loved best about the house is the long winding garden, full of trees and which always feels like there is more to explore."

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