



Total Area: 99.3 m² ... 1069 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

Reception
12'6" x 10'2"

Reception
10'11" x 10'10"

Kitchen
9'2" x 8'1"

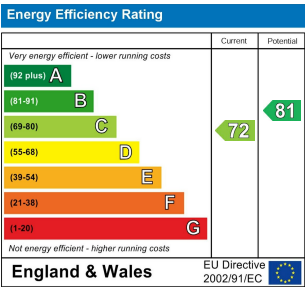
Bedroom
13'6" x 10'6"

Bedroom
11'0" x 8'1"

Bedroom
20'7" x 10'7"

Bathroom
9'2" x 7'8"

Shower Room
8'1" x 4'10"



CARLTON ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Freehold
3 Bed House



Features:

- Victorian Terrace House
- Three Bedrooms
- Two Bathrooms
- Beautifully Presented
- Laid Out Over Three Floors
- Lovely Private Rear Garden
- 1069sqft
- No Chain

Set on a quiet residential street in one of Walthamstow's ever-popular neighbourhoods, this beautifully presented three bedroom Victorian terrace unfolds across three floors. With two bathrooms, 1,069 square feet of space, a private rear garden and excellent access to local cafés, green spaces and transport links, it balances character with everyday practicality.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and the bay fronted reception room welcomes you with a calm, inviting feel. Bespoke shelving and a feature fireplace create a natural focal point, while the décor feels clean and contemporary. To the rear, a second reception room offers space for dining, relaxing or working from home, with access through to the separate kitchen. Finished in dark cabinetry with crisp white tiling, it overlooks the garden. Outside, the private rear garden gives you room for morning coffee, summer lunches or an evening with friends.

Up on the first floor are two well proportioned bedrooms. The larger room sits to the front, while a second double bedroom enjoys a quieter rear position. Between them is the family bathroom, finished with both a bath and separate shower, keeping the morning routine simple.

The top floor is dedicated to a generous third bedroom, creating a private retreat with a peaceful, tucked-away feel. A separate

shower room adds extra convenience, while eaves storage helps keep everything neatly out of sight.

WHAT ELSE?

- Blackhorse Road station is a short walk away for Victoria line and Overground services, while Walthamstow Central provides further Victoria line and Overground connections.

- The Blackhorse neighbourhood has become a lively destination in its own right, with Big Penny Social, Signature Brew, Exale Taproom and other independent venues along the Beer Mile.

- Lloyd Park, the William Morris Gallery and Soho Theatre Walthamstow bring green space, art and live performance within easy reach.



WORD FROM THE OWNER...

"We love living in Higham Hill because of the great neighbourhood, community, brilliant childcare options and local amenities. We love the nearby outdoor spaces and use the local playpark, enclosed dog park and the Walthamstow Wetlands every day! It's great being close to the Tavern on the Hill pub and all of the breweries on BlackHorse Road, which always have great events on. We also love that it's easy to get to central London on the Victoria line from BlackHorse Road."

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