

## WORCESTER ROAD, WALTHAMSTOW

### Offers In Excess Of £850,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom Terrace
- Handsome Bay Fronted House
- Large Extended Kitchen Diner
- Bi-Fold Doors out to the Private Garden
- Separate Reception
- Two Bedrooms plus Shower Room in the Loft Extension
- Downstairs WC
- Front Bedroom with Ensuite
- Moments to Walthamstow Wetlands
- Close to Blackhorse Road Station

Situated on a residential street moments from the peaceful Walthamstow Wetlands, yet just a short hop from central London via Blackhorse Road, this four-bedroom home enjoys the very best of both worlds. Unfolding over three floors, it's all been beautifully restored, with a glorious open plan kitchen-diner and two separate receptions, a ground floor WC and two first floor bathrooms, plus a fully converted loft with yet another bathroom.

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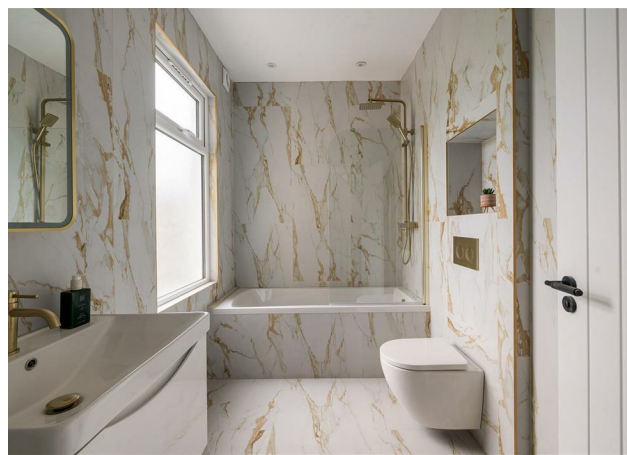
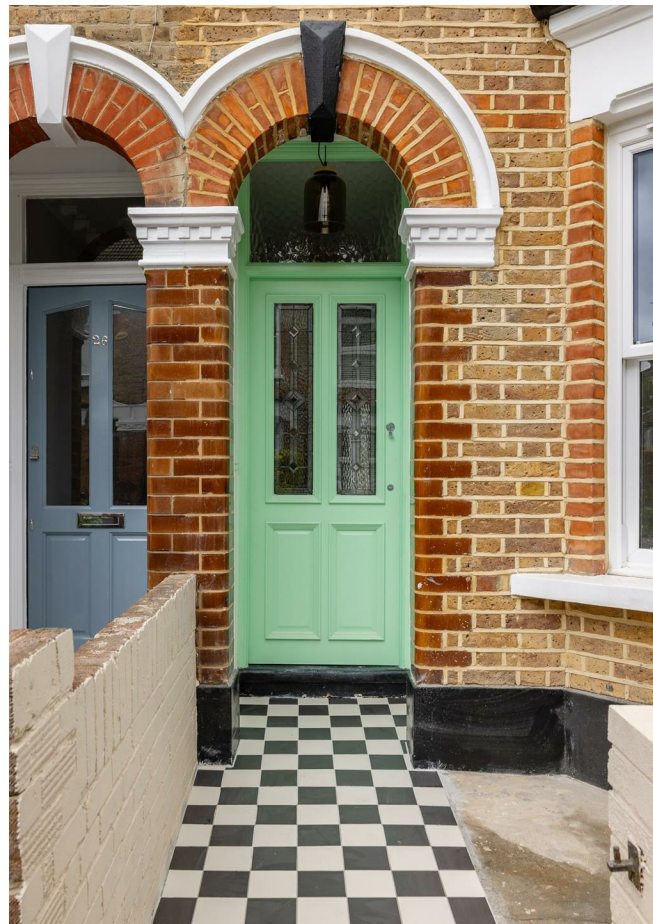
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**IF YOU LIVED HERE...**

It'll take you a while to explore every corner of this 1,415 square foot home - the layout is quite masterful, following a carefully considered restoration, with period features sitting perfectly alongside contemporary updates such as sash windows and engineered flooring.

You'll be wowed by the grand scale of open-plan living, but you'll also appreciate the fact that there's plenty of room to spread out as a household. As well as having immaculate decor, the front reception area benefits from brand new fittings.

At the rear, there's another reception leading off from the impressive kitchen-diner. This space is bursting with light thanks to the generous glazing, ensuring the design is showcased in all its glory. You'll love the high-spec appliances, sleek worktops and central island, so hosting will always be a dream.

Having the ground floor WC will be ultra convenient, especially when you're enjoying time in your south-facing rear garden, which offers a spacious lawn.

On the first floor, you've got two well-balanced double bedrooms, including one with a smart en-suite. There's also a spotless family bathroom with sleek fittings and over-bath shower. Meanwhile, in the loft you'll find two further rooms with eaves storage and another shower room.

Outside, you'll find that there's an abundance of green space in the area; the fantastic 211-hectare Walthamstow Wetlands is a short stroll away, while Lloyd Park - home to the William Morris Gallery - is just a bit further in the other direction. As for nearby food and drink-based perks, you've got SlowBurn, which attracted foodies from across London. You're also super near Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and Big Penny Social. Look out for the excellent events calendar at the latter.

As for mental and physical stimulation, the impressively designed bouldering studio Yonder is a short hop. You'll find a similar creative energy at Blackhorse Workshop, where you can sign-up for great part-time courses. You also get to enjoy the Community Sauna Baths that has just opened a short while ago - plenty of excitement about that!

**WHAT ELSE?**

-It's a simple walk to Blackhorse Road station, where you have access to the Victoria and Suffragette Overground lines. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Weaver Overground route to London Liverpool Street.

-Head to Walthamstow Central for Europe's longest market, which runs along Walthamstow High Street, as well as the 17&C shopping centre and Forest Cinema.

- You'll be within easy reach of the Soho Theatre Walthamstow, a major cultural



**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 ASSISTANT BRANCH MANAGER

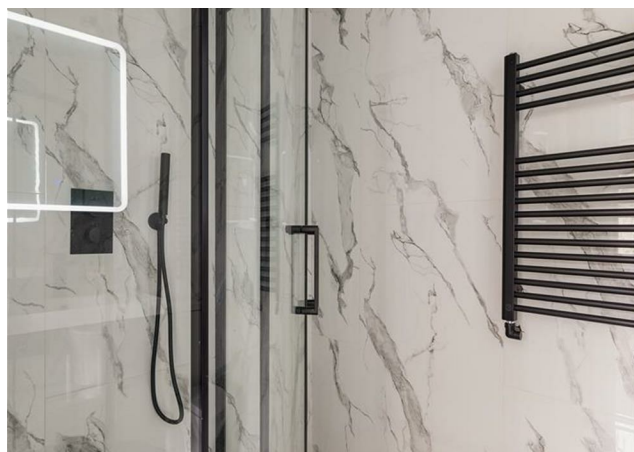
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**Reception Room**  
11'4" x 13'2"

**Reception Room**  
9'1" x 11'4"

**WC**

**Kitchen/ Diner**  
13'5" x 21'1"

**Bedroom**  
14'9" x 11'1"

**Ensuite**  
6'9" x 4'6"

**Bathroom**  
9'4" x 5'7"

**Bedroom**  
9'0" x 11'9"

**Bedroom**  
8'11" x 15'11"

**Shower Room**  
5'9" x 4'7"

**Bedroom**  
8'4" x 11'1"

**Garden**  
55'5"



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