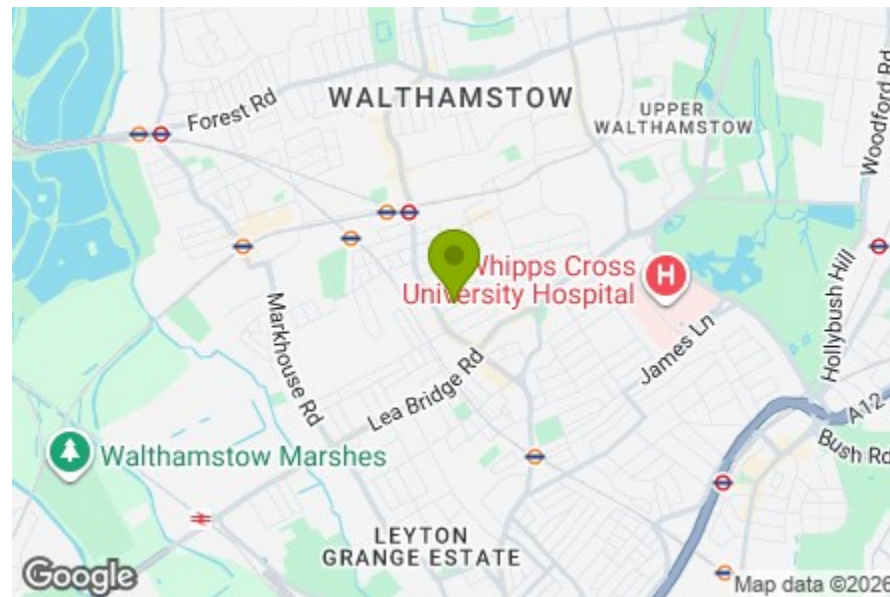




- Reception 11'1" x 14'5"
- Reception 9'6" x 12'2"
- Kitchen/Diner 14'6" x 21'1"
- WC
- Bedroom 14'11" x 14'5"
- Bedroom 9'6" x 12'2"
- Bathroom 7'1" x 10'6"
- Bedroom 10'6" x 9'10"
- Bedroom 12'11" x 18'11"
- Eaves Storage
- Bathroom 9'11" x 11'10"
- Garden 42'11" x 16'10"
- Garden Room 10'9" x 8'7"

Total Area (Excluding Eaves Storage & Garden Room): 154.9 m² ... 1668 sq ft
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		88
(69-80)	C	70	
(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	



GRANVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £1,250,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian Terraced House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Landscaped Rear Garden
- Garden Room
- Extended Kitchen Dinner
- Two Large Bathrooms
- Walthamstow Village Location
- Short Walk to Walthamstow Central Station

Set in the heart of Walthamstow Village, this beautifully presented four-bedroom Victorian terrace unfolds across three floors, with generous proportions, a landscaped front and rear garden along with a garden room at the end. Granville Road is one of those quietly coveted Village streets, peaceful and residential yet only a short walk from Walthamstow Central, with Orford Road's independent shops, cafés and restaurants close at hand.

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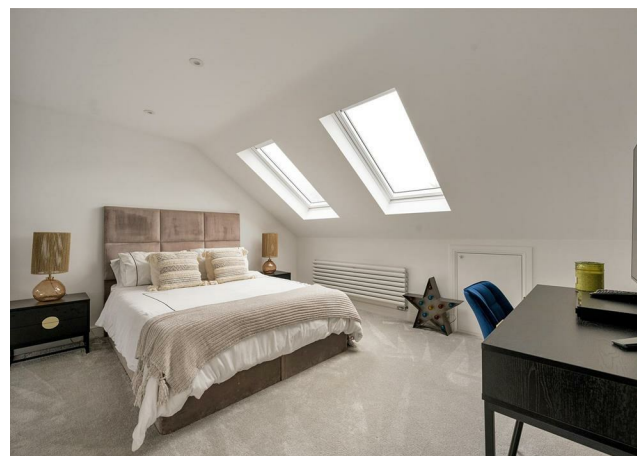
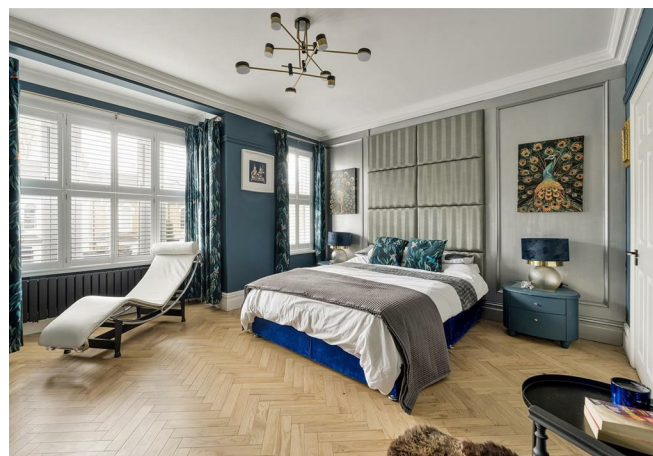
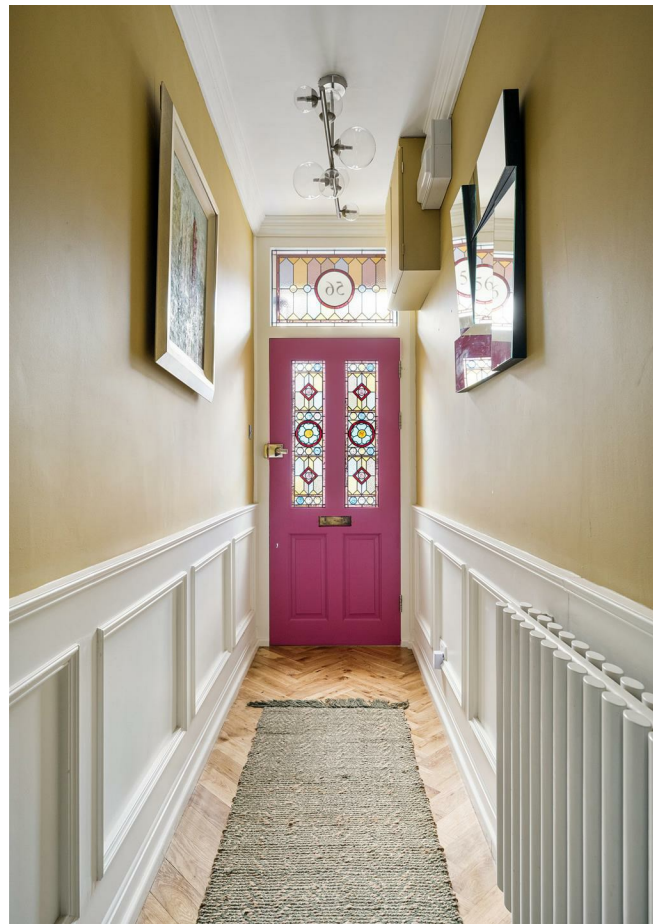
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IF YOU LIVED HERE...

You'd step in through the smart entrance hall with lovely original character and solid oak parquet flooring running throughout, offering a polished finish that sets the tone straight away. The first reception sits at the front, bright and elegant with a bay window, bespoke shelving and a fireplace, while the second reception flows beautifully as a dining space, giving the ground floor a natural sense of connection and flexibility. This is a house that feels carefully considered throughout, with confident colour choices, restored period detailing and a warm, easy balance between character and modern updates.

To the rear, the extended kitchen diner is a real centrepiece. It is a large, sociable room with skylights overhead, a substantial island, sleek cabinetry and plenty of space to cook, gather and spend time together. The finish feels crisp and contemporary, but still in keeping with the rest of the house, and the glazed doors draw your eye straight out to the garden. There is also a ground floor WC, neatly tucked into the layout.

Upstairs, the rooms are arranged over two further floors. On the first floor, there are three bedrooms and a large family bathroom, while the top floor is

given over to a spacious principal suite with eaves storage and a second large bathroom, which gives the whole house a lovely sense of balance. The bedrooms have been beautifully finished, with a mix of soft tones, fitted storage and plenty of natural light, while both bathrooms feel especially well done, with a clean, modern look and generous proportions. Outside, the landscaped rear garden has been thoughtfully designed with lawn, planting and a clear path leading to the garden room, a versatile separate space that works well for creative use, working from home or simply as a quiet retreat.

WHAT ELSE?

Walthamstow Village has a lasting pull for good reason. Orford Road is nearby for everything from morning coffee to dinner with friends, and the wider neighbourhood gives you plenty to explore on foot, from independent food spots to long-standing local favourites including Queen's Arms and Eat 17.

For green space, you're well placed for both Lloyd Park and Hollow Ponds, while Walthamstow Central is just a short walk away for swift access into the City and West End via the Victoria line and Overground.



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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