



Reception Room
15'10" x 12'4"

Reception Room
14'8" x 11'5"

Kitchen
9'5" x 8'0"

Dining Room
12'9" x 9'1"

WC

Bathroom
9'9" x 6'10"

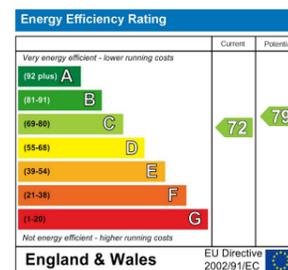
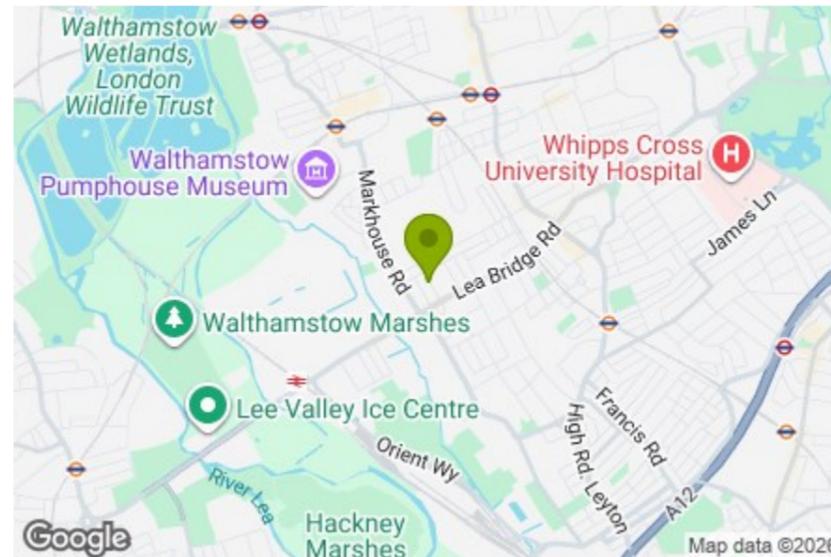
Bedroom
13'0" x 10'4"

Bedroom
16'0" x 11'1"

Bedroom
9'2" x 6'1"

Cellar
9'5" x 5'9"

Garden
36'1"



THEOBALD ROAD, WALTHAMSTOW

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



Features:

- Three Bedroom Terraced House
- Well Presented
- Ground Floor WC
- Cellar
- Open Plan Reception Dining Room
- First Floor Bathroom
- Chain Free
- Walking Distance to Walthamstow Central
- Potential to Extend (STPP)

This three-bedroom terraced home presents an exciting opportunity for those seeking space, character and future potential. The open-plan reception and dining room provides a flexible layout, well suited to both everyday living and entertaining, while a useful cellar sits below, offering valuable extra space and keeping the living areas above uncluttered. A garden WC with storage sits alongside the rear reception, with scope for conversion, while upstairs, loft access provides further extension potential, with both subject to the usual consents. Well presented throughout, the property still invites you to place your own stamp. Offered chain free, it makes for a straightforward move, and with Walthamstow Central within walking distance, excellent transport links and vibrant amenities are also close at hand.

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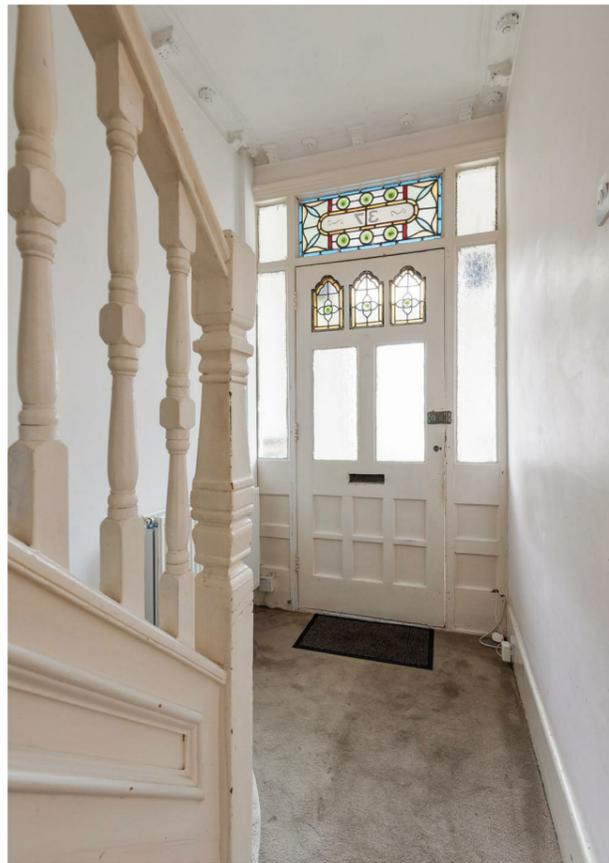
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IF YOU LIVED HERE...

The hallway is introduced with original stained-glass panels above and within the front door, their colourful detail casting a soft light and highlighting the home's period charm. A traditional staircase with turned balusters and detailed panelling adds character, with opportunity for refreshment.

Bright and inviting, the front reception features a bay window drawing in natural light across polished timber flooring. An ornate fireplace with decorative inlays forms a striking focal point, enhanced by delicate corncicing and an intricate ceiling rose.

The kitchen, dining area and rear reception are linked in an open arrangement, creating a generous sense of flow. Contemporary cabinetry and tiled splashbacks define the kitchen, with space for gatherings in the dining area. Beyond, the rear reception opens onto the garden, and with scope for reconfiguration (STPP), the whole space could be transformed into a light-filled living area that makes the most of the outlook.

Facing south-west, the garden extends from a paved terrace to a lawn framed by mature trees and fencing. It offers privacy, scope for landscaping and the chance to create a vibrant extension of the home, while a garden WC with storage adds useful flexibility. A separate cellar lies beneath the ground floor, providing additional space.

Upstairs, the landing continues the period feel with its original balustrade and leads to three bedrooms and the bathroom. Loft access here presents further scope for extension (STPP). The front bedroom is generously sized with a wide bay window, the second overlooks the garden, while the third works well as a nursery, office or guest room. A family bathroom completes this level, with bath and separate shower, offering scope for updating.

Around the corner, Lea Bridge Road offers a lively mix of independent cafés and restaurants, with Bromleys café and deli a favourite for freshly prepared lunches and artisan coffee. The Hare & Hounds is a welcoming pub known for its wide selection of drinks. A little further afield, CRATE St James Street brings together street food, local traders and community events in a vibrant setting. Green spaces are close at hand, with Leyton Jubilee Park providing wide open fields and sports facilities, while St James Park offers a quieter spot to enjoy a stroll among the trees. Families are well catered for, with a number of excellent schools nearby, including the outstanding Sybourn Primary School just six minutes away on foot.

WHAT ELSE?

For transport, Walthamstow Queens Road and Lea Bridge stations are both around 15 minutes away, with convenient Overground connections. A little further on, St James Street Station offers additional Overground services, while Walthamstow Central gives direct access to the Victoria Line. Alongside rail links, the area is well served by plenty of bus routes, ensuring straightforward connections in all directions.



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 MANAGER

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