



Total Area: 138.3 m² ... 1488 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

Reception Room
13'5" x 11'6"

Reception Room
11'6" x 10'10"

Kitchen/Diner
18'7" x 16'1"

Bedroom
13'5" x 10'4"

Bedroom
11'6" x 11'1"

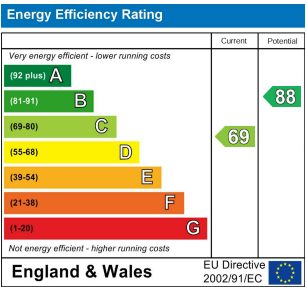
Bedroom
8'3" x 6'4"

Bathroom
10'5" x 5'10"

Bedroom
16'3" x 12'1"

Ensuite Bathroom
6'7" x 5'9"

Garden
24'7"



SHRUBLAND ROAD, WALTHAMSTOW

Asking Price £1,250,000 Freehold
4 Bed House - End Terrace



Features:

- End of Terrace Victorian Home
- Four Bedrooms
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Two Bathrooms
- Stripped Wooden Floors
- Secluded Rear Garden With Outdoor Kitchen
- Close to Walthamstow Central Station
- Walthamstow Village Borders

Situated in the heart of E17, this four-bedroom home is bursting with wow-factor, from the bright double reception and stunning kitchen/diner to the landscaped rear garden, first floor bathroom and fully converted loft with an en-suite. Then there's the location... Walthamstow Village is just a short walk away, so you'll be spoilt for choice when it comes to places to eat and drink, while Walthamstow Central station is even closer for the speedy Victoria line and Weaver Overground.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Beyond that handsome brick facade and charming front door, you'll find an impressive home with a careful balance of traditional features and contemporary updates, all packed into almost 1,500 square feet. Your bright double reception is flooded with natural light thanks to the large bay windows, while the contrasting decor is beautifully executed - colour-drenched at the rear and finished in elegant neutrals at the front. Original timber flooring, a period fireplace, ornate coving and bespoke carpentry all add to the character. The stylish kitchen-diner continues the high standard of design, with sleek units, integrated appliances, a double oven and striking vertical column radiator. There's plenty of room for a dining table, while the central island is perfect for food prep and casual coffees. Outside, the spacious south-facing garden features a suntrap patio, a low-maintenance lawn and smart fencing, creating an ideal space to relax or entertain. On the first floor, you'll find three bright and beautifully presented bedrooms. The front bedroom benefits from exceptional fitted storage, while the smart, fully tiled bathroom wouldn't look out of place in a glossy interiors magazine. Finally, the fully converted loft has been transformed into a superb master bedroom, complete with an en suite and generous eaves storage.

As for beyond, Thomas Gamuel Park is just moments away, or more greenery head to

Walthamstow Wetlands or Lloyd Park, both walkable - or an even quicker bike ride. Walthamstow Village is a short walk away, where you'll find an amazing selection of eateries and gastro pubs. Make the Queens Arms your first stop and finish up at the Nags Head, stocking up on groceries at Eat 17 on the way home. As for your caffeine fix, why not make your new coffee shop artisan bakery Suba - just a few minutes away? As well as having Walthamstow Central station mere minutes away for easy access to the Victoria line and Overground, Walthamstow Queen's Road station is even nearer, with trains running between Barkingside and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

- Walthamstow Central has brilliant amenities, including Forest Cinema and the chains found in the 178Central shopping centre. Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow a brilliant recent addition.
- Head towards the St James Street area for creative hub CRATE, a great spot for socialising. You'll also find some wonderful food options nearby, such as True Craft, a micro-brewery with a pizza menu, and the Curious Goat, an excellent brunch spot.
- Parents will be pleased to know you an abundance of great schools and pre-schools nearby.
- Air conditioning throughout the majority of the property.



A WORD FROM THE OWNERS...

"Welcome! We have lovingly renovated this house and garden to the highest standards, because we wanted to create a comfortable home that was perfect for entertaining and a safe, calm place to raise our family. We have absolutely loved living here, the street is quiet and the community is friendly. Being so close to the tube, London is easy, but so is the beautiful village for a mooch on a Sunday, and we are also in the catchment for the best schools like Barclay. Our garden is a suntrap and oasis of calm, a safe and private place for our daughter to run around, with lots of flowers and nature. But mostly we love the kitchen... to sit at the counter and socialise with a glass of wine and the doors open to the garden in summer, or a cosy roast dinner on the bench in winter. We hope you love it here like we have."

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