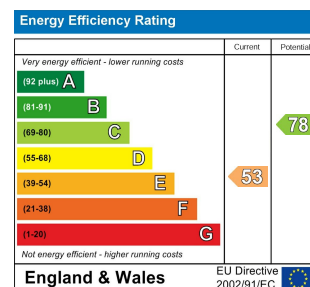
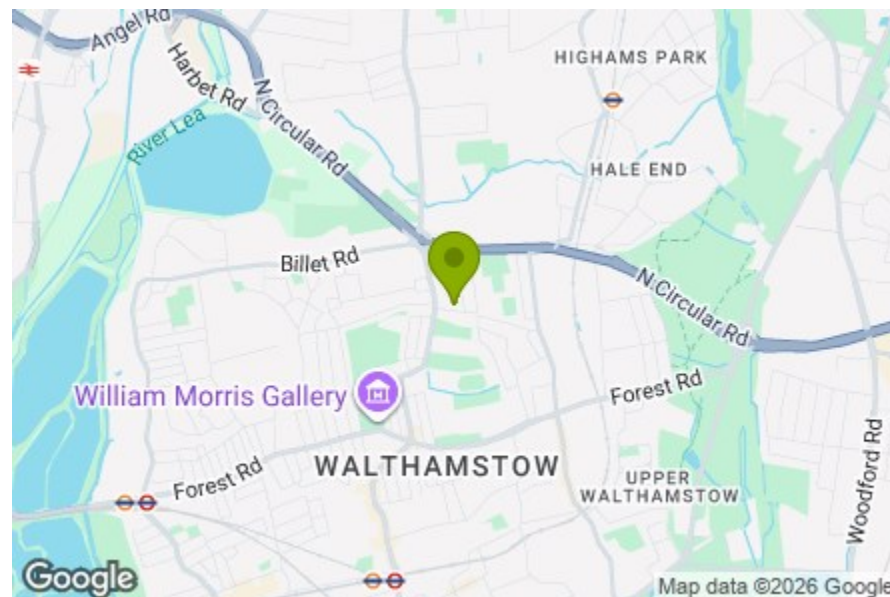


Total Area: 101.6 m² ... 1094 ft²
All measurements are approximate and for display purposes only

- Reception Room
13'0" x 10'9"
- Dining Room
11'0" x 9'2"
- Kitchen
15'7" x 14'2"
- Shower
- Bedroom
14'7" x 10'11"
- Bedroom
11'0" x 9'3"
- Bathroom
6'5" x 5'11"
- Bedroom
10'4" x 9'2"
- Garden
65'7"



ROBERTS ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold
3 Bed House - Detached



Features:

- Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Off Street Parking to Front
- Amazing Landscaped Rear Garden
- Beautifully Presented
- Fully Re-roofed March 2025

A beautifully presented three bedroom detached family home with off street parking, two bathrooms and a landscaped rear garden, set on a residential turning off Chingford Road in Walthamstow. With Lloyd Park, Epping Forest and handy local transport links close by, this is a generous and well-positioned home with a lovely balance of green space and everyday convenience.

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IF YOU LIVED HERE...

Set back from the street behind a private driveway, this detached home offers over 1,090 sq ft of living space arranged across two floors. The reception room sits at the front of the house, where a large bay window fills the space with natural light. Soft neutral tones, herringbone timber flooring and a professionally-restored period fireplace create a warm and welcoming setting

Beyond, a separate dining room provides an ideal space for family meals and entertaining, flowing naturally through to the spacious kitchen at the rear. Here you'll find sleek white cabinetry, generous worktop space and a central island, all illuminated by light pouring in from the garden-facing doors and three skylight windows. The kitchen is large enough to become the natural heart of the home, with an integrated oven and microwave, induction hob and space for both a washing machine and dryer. A ground floor shower room adds everyday practicality.

Upstairs, the principal bedroom stretches across the front of the house, with three windows bringing in plenty of natural light and adding to the generous sense of space. This room also has a restored period fireplace, finished in pure white. Two further bedrooms sit to the rear, offering flexibility for growing families, guests or home working. The family bathroom is finished in a clean, contemporary style with a bath and overhead shower.

The property benefits from internet hubs to control central heating and lighting remotely, plus CCTV and intruder alarm systems, and a boarded-out loft space with drop-down ladder, creating plenty of storage space.

Outside, the landscaped rear garden extends to approximately 20 metres (65 ft), offering plenty of space for dining or relaxing on its two patios. Thoughtfully arranged and wonderfully green, it provides a peaceful backdrop to daily life and a lovely extension of the living space during the warmer months. The garden also offers side access, a double-door shed and a premium Robinsons greenhouse.

WHAT ELSE?

- Lloyd Park is within easy reach, home to wide open lawns, gardens, sports courts, a skate park, cafés and the William Morris Gallery.
- Epping Forest and Hollow Ponds are close by for weekend walks, cycling routes, boating lakes and a welcome stretch of green.
- Chingford Road offers useful local bus routes towards Walthamstow Central, Chingford and Highams Park, while the North Circular is also easily accessible by car.



A WORD FROM THE OWNER...

"The rarity of a detached house in Walthamstow is what drew me here, along with a garden that's much larger than you'd normally find locally. I particularly love the spacious kitchen-diner and the bi-fold doors onto the patio. I've been very happy living here, just a few minutes' walk from Lloyd Park. Local amenities are great with a selection of cafes and shops, plus a great pub round the corner. Because there's multiple bus routes along Chingford Road, it means Central station is really easy to reach quickly, and so are Walthamstow Wetlands, Blackhorse Beer Mile and all the other E17 favourites."

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