

Total Area: 89.4 m² ... 962 ft²

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.

Reception
9'0" x 12'3"

Kitchen
12'4" x 12'3"

Reception
7'5" x 14'7"

Bedroom
12'4" x 10'5"

Bedroom
7'1" x 12'5"

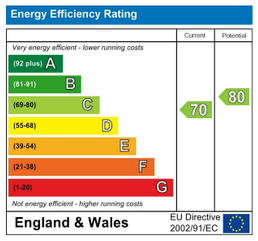
Bathroom
7'5" x 8'0"

Bedroom
9'1" x 17'3"

Ensuite
3'4" x 7'2"

Garden
41'0" x 13'8"





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MANSFIELD ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold

3 Bed House

Features:

- Three Double Bedroom House
- Positioned over Three Floors
- Well Presented
- Three Double Bedrooms
- South East Facing Garden
- First Floor Family Bathroom
- Short Walk to Walthamstow Central Station

A well-presented three-bedroom house arranged over three floors, set in a well-loved Walthamstow pocket within a short walk of Walthamstow Central. Lloyd Park, the High Street and local cafés are all close by, giving you a lovely balance of calm residential living and everyday ease.

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0203 397 9797















IF YOU LIVED HERE...

The ground floor has a welcoming flow, with a front reception featuring a bay window and built-in shelving, followed by a kitchen and a second reception to the rear. This back room opens directly onto the south east facing garden through wide glazed doors, making it a bright, easy space for dining, relaxing and warmer days outside.

The kitchen is neatly arranged with soft neutral cabinetry, red tiled splashbacks and a central island, while the rear reception brings in lovely light from above. The garden is thoughtfully kept, with seating space, raised borders and a generous stretch of lawn.

Upstairs, the first floor has two bedrooms and a family bathroom, with the larger bedroom sitting across the front of the house. The loft floor is home to the third bedroom, complete with skylights, exposed brick detailing and an en suite shower room.

WHAT ELSE?

· Walthamstow Central is a short walk away, with Victoria line and Overground links for quick journeys across London.
· Lloyd Park is close by for green space, weekend walks, the William Morris Gallery and local food and craft markets.
· Walthamstow High Street and the wider central Walthamstow area offer plenty of cafés, shops and day-to-day essentials within easy reach.



A WORD FROM THE OWNER...

"It's so close to everything Walthamstow has to offer (dangerously close to Weirdough Bakery!). Everything is a short walk away...the tube, Soho Theatre, St James' Street, the village, Lloyd Park, the reservoir. And you can be in Epping Forest in 20 minutes! We've spent innumerable weekends just pottering around Walthamstow or chilling in the sunshine in the back garden."

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