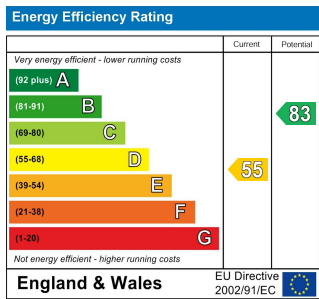




Total Area (Excluding Eaves Storage & Garden Room/Garden Storage): 124.1 m² ... 1336 ft²

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.



## KINGSLEY ROAD, WALTHAMSTOW

### Offers In Excess Of £875,000 Freehold

### 4 Bed House



#### Features:

- Four Bedrooms
- Victorian End of Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Garden Room
- Stripped Wooden Floors
- Close to Wood Street

This four bedroom Victorian end of terrace is arranged over three floors and offers a well considered layout suited to modern living. The house is beautifully presented throughout, with stripped wooden floors running across much of the accommodation adding to the sense of continuity from room to room. To the rear, the property has been extended to create a generous kitchen diner, designed to work naturally for both everyday use and entertaining. A separate garden room provides valuable additional accommodation, ideal for a range of needs. Located close to Wood Street, the home is well placed for local amenities and transport connections.

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**E17 & E10**  
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#### IF YOU LIVED HERE...

A well-composed brick façade introduces the home, with a bay-fronted profile, crisp detailing and a neatly tiled path to the front door. Inside, the entrance hallway leads through to a welcoming reception room where natural wood flooring and a striking brick fireplace create an inviting atmosphere. A bay window with shutters allows daylight to filter gently into the room, before continuing through to the kitchen diner beyond, encouraging connection between the main living areas. The kitchen diner is shaped around everyday living and entertaining. Generous proportions, exposed steel beams and warm-toned flooring give the room depth and definition, while a large skylight brings daylight down into the heart of the home. Bi-folding doors open directly onto the garden, reinforcing the easy relationship between the indoor living areas and the outdoor setting. Beyond the house, the rear garden stretches away with a broad central lawn framed by established planting, offering a pleasing sense of depth for dining and relaxing. Set at the far end, the timber-built garden room provides valuable additional accommodation, ideal for home working or quiet retreat. Upstairs, the first floor offers two well-considered bedrooms alongside a bathroom. The front bedroom features wood flooring, a run of shuttered windows and exposed brickwork that adds visual interest, while the rear bedroom feels softly styled and settled. The bathroom is finished with white

brick-style tiling, twin rain showers and deeply toned flooring, with a freestanding bath completing the look. The top floor is arranged around a generous principal bedroom with skylights and a rear window, connected to an ensuite finished in crisp white tiling and lit from above. A further bedroom completes the level, adding flexibility to the top floor arrangement. The surrounding area offers a rich mix of local favourites and green escapes. Dudley's is close by and well loved for coffee and relaxed daytime stops, while Wood Street Indoor Market is known for its eclectic mix of vintage finds and independent traders. Walthamstow Village, with its cobbled streets, independent cafés, boutiques and characterful pubs, is also within easy reach. For time outdoors, Lloyd Park offers open lawns, the William Morris Gallery, a playground and a weekend market, while The Doughnut in Epping Forest provides a change of pace. Families are well served too, with excellent schools nearby, including the outstanding Woodside Primary Academy just three minutes from the house.

#### WHAT ELSE?

Wood Street station is around a 10-minute walk away, offering direct Overground services into central London and beyond. There are also plenty of bus routes nearby, providing easy connections to Walthamstow Central, Leyton, Hackney and the surrounding neighbourhoods.



#### A WORD FROM THE OWNER...

"Hello and welcome! We've happily called this place home for nearly 10 years. We've loved both the house and the location, especially being so close to Wood Street Bakery and all the great amenities along Wood Street. There are also beautiful green spaces nearby, including Lloyd Park and Epping Forest.

If we weren't relocating closer to family, we'd have stayed! Walthamstow is a great area and we hope you enjoy it here as much as we have!"

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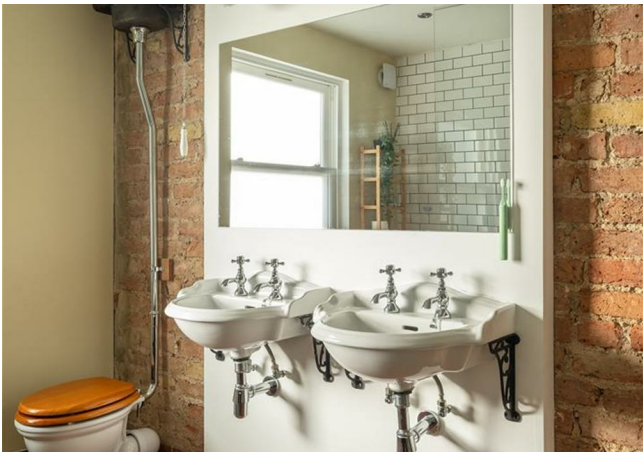




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**Reception**  
11'11" x 12'7"

**Kitchen/Diner**  
14'9" x 22'7"

**Storage**

**Bedroom**  
15'5" x 11'3"

**Bedroom**  
9'4" x 10'9"

**Bathroom**  
9'1" x 11'3"

**Bedroom**  
12'0" x 19'0"

**Ensuite**  
5'7" x 5'10"

**Bedroom**  
8'6" x 10'11"

**Garden**  
47'6" x 18'0"

**Garden Room**  
7'9" x 9'1"

**Garden Storage**



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