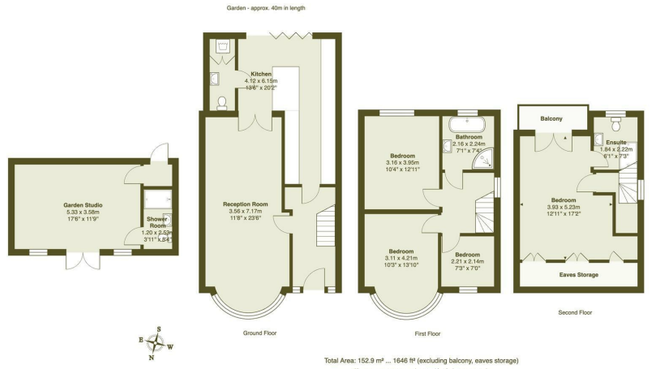
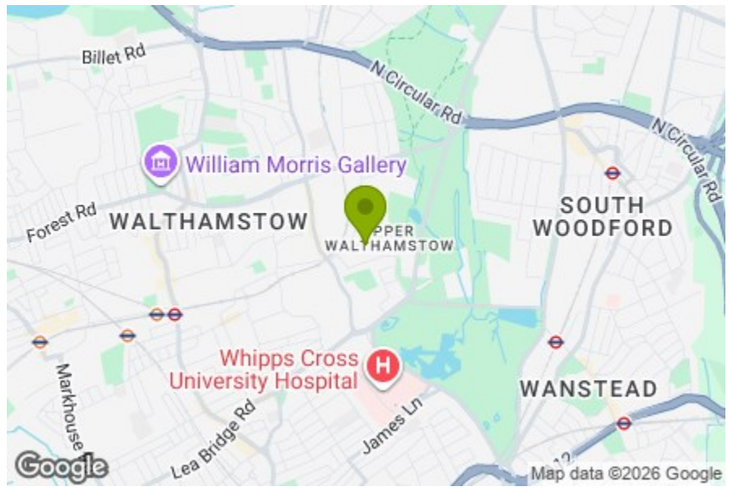
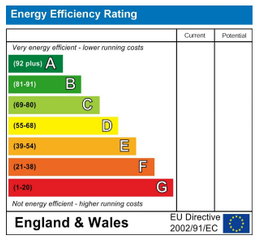


Total Area: 152.9 m² ... 1646 ft² (excluding balcony, eaves storage)

All measurements are approximate and for display purposes only





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UPPER WALTHAMSTOW ROAD, LONDON

£5,000 Per Calendar Month

4 Bed House

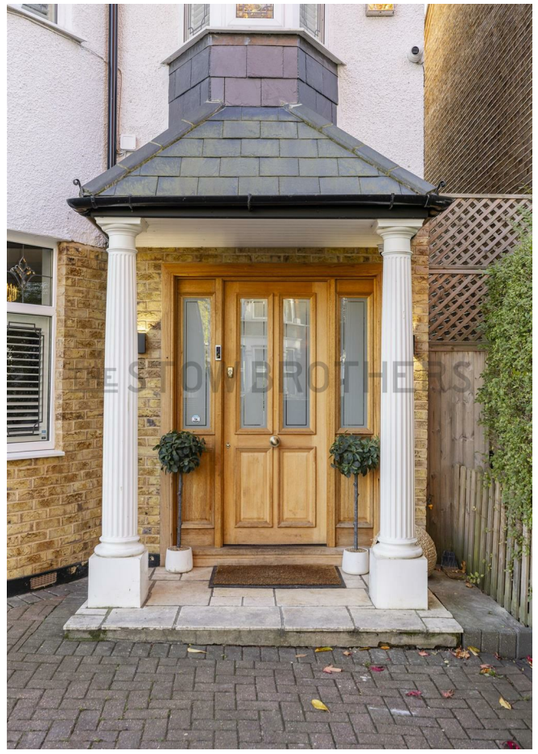
Features:

- Impressive Family Home
- Edwardian Semi-Detached House
- Four Bedrooms
- Two Bathrooms + WC/Utility
- High Quality Finish
- Double Reception
- Huge Garden
- Garden Studio with En-suite
- Driveway and On Street Parking
- Close to Wood Street Station

Unfolding over three floors, this beautifully renovated four-bedroom home is set in Upper Walthamstow, just a short walk from Epping Forest and the increasingly popular Wood Street area, with its excellent transport links, independent shops and eateries.

Combining period charm with thoughtful contemporary design, this is a wonderfully light-filled home with a lovely sense of flow throughout. Highlights include a generous through-lounge, a beautifully designed dine-in kitchen, a south-facing garden with a studio, hot tub and climbing frame, and a master suite in the loft. There's also a ground floor WC, first floor family bathroom and an en-suite upstairs. (Loft room en-suite will be renovated during vacant period.)

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IF YOU LIVED HERE...

You'll immediately appreciate the attention to detail, with a considered design scheme and lovely natural finishes running throughout. Light flows beautifully from front to back, while parquet flooring and a smart entrance hallway, complete with a natural seagrass stair runner, set the tone from the moment you step inside.

The large through-lounge is a particularly appealing space, offering plenty of room to relax, with a lovely sense of continuity. At the rear, the dine-in kitchen is a real highlight. Beautifully designed and finished, it combines stylish units and a breakfast bar with plenty of space for family meals and more sociable gatherings. There's also a handy ground floor WC.

Upstairs, you'll find three smart bedrooms and a lovely family bathroom with both a tub and a separate shower, while the loft has been transformed into a master, with its own en-suite bathroom.

Outside, the south-facing garden is a real treat, with plenty of space for both grown-up relaxation and family fun. A pergola provides a lovely focal point, with a swinging love seat tucked beneath it, while a covered hot tub offers the perfect excuse to unwind whatever the weather. There's also a climbing frame for younger family members, and a fantastic garden studio which offers all sorts of possibilities.

The location is just as great. Epping Forest is within easy walking distance, with the tranquil surroundings of St Peter-in-the-Forest and the beautiful open spaces around Hollow Ponds providing plenty of opportunities to get outdoors.

For a little more activity, nearby Wood Street has become one of E17's most interesting neighbourhood hubs. Its independent shops, cafés and restaurants sit alongside local favourites such as Wood Street Indoor Market and Lancasters garden centre. There's plenty to explore, from Clapton Craft and Lacy Nook to Dudley's and the award-winning Chocolatine bakery.

You're also within easy reach of Ravenswood Industrial Estate, home to the wonderfully eccentric God's Own Junkyard, Pillars Brewery and Mother's Ruin.



WHAT ELSE?

- Walthamstow Village is also within easy reach, with its lovely mix of independent restaurants, traditional pubs and everyday amenities.

- Families are well catered for, with a good choice of primary and secondary schools in the surrounding area.

- For a change of scene, Fellowship Square is a great local destination, with its impressive fountains and regular cultural events.

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