



Total Area: 57.7 m² ... 622 ft²
All measurements are approximate and for display purposes only

- Reception: 11'1" x 9'6"
- Lounge/Diner: 12'5" x 11'1"
- Kitchen: 10'9" x 6'10"
- Bathroom: 8'6" x 6'10"
- Bedroom one: 11'1" x 9'6"
- Bedroom two: 11'1" x 9'6"
- Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	78
		EU Directive 2002/91/EC	



BARCLAY ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Freehold
2 Bed House - End Terrace



Features:

- Two Bedrooms
- Victorian End of Terrace Cottage
- Well Presented
- Chain Free
- Private Rear Garden
- Sash Windows
- Village Location

This charming Victorian end of terrace cottage captures the warmth and individuality of Walthamstow Village living. Behind its period brick frontage lie two inviting bedrooms and bright, well-proportioned living spaces that blend original charm with contemporary ease. Offered chain free, the home is ready for immediate enjoyment, combining comfort and style in equal measure. Traditional sash windows frame leafy views, while a private rear garden provides a peaceful escape with space to relax or entertain, making this an appealing retreat in a highly sought-after neighbourhood.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With its graceful façade, the home exudes classic appeal, featuring tall windows and subtle detailing that reflect its Victorian heritage. A painted front door framed by greenery introduces a gentle touch, setting a warm tone before stepping inside.

Inside, the reception room combines traditional features with a clean, modern finish. A cast-iron fireplace forms an elegant focal point, complemented by crisp white walls and soft daylight filtering through tall windows. The atmosphere feels calm yet inviting, ideal for unwinding or gathering with friends. Flowing through to the dining area, the sense of space continues, with garden views enhancing the open, airy feel. It's a natural setting for everyday living or intimate evenings shared over dinner.

Moving through to the kitchen, the design feels thoughtful and cohesive, blending dark cabinetry with metallic detailing for a modern edge softened by open shelving and brass accents. Light pours in through the garden door, linking the indoors with the sunny, south-facing outdoor space beyond.

Outside, a central pathway leads through established borders, offering scope to create a secluded haven for summer dining or quiet relaxation. Soft tones continue in the bathroom, where a marble-topped vanity and brass

fixtures bring warmth and refinement. A bath with overhead shower completes the space, filled with gentle natural light. Upstairs, two double bedrooms await, both bright and restful. The front enjoys twin windows, while the rear offers built-in storage and a serene outlook, perfect for peaceful nights.

Surrounded by some of East London's most distinctive destinations, the area offers a lively blend of culture, character and green space. Walthamstow Village is just a short stroll away, where cobbled lanes lead to independent boutiques, Berns & the Beans for coffee, and The Nag's Head for a pint in a welcoming setting. A little further on, the neon glow of God's Own Junkyard provides a feast for the senses, complete with food trucks and craft beers. For vintage finds and curiosities, Wood Street Indoor Market is a treasure trove of discovery. When it's time for fresh air, Hollow Pond and nearby Epping Forest offer a peaceful escape, from boating and picnics by the water to long woodland walks beneath a canopy of trees.

WHAT ELSE?

Transport links are excellent, with Wood Street Station around 10 minutes away for direct trains into the City. Walthamstow Central is a little over 15 minutes from the doorstep, offering both Underground and Overground connections for seamless travel across London. Leyton Midland Station provides another convenient Overground option, making journeys in any direction straightforward for commuters and weekend explorers alike.



A WORD FROM THE EXPERT...

I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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