



## AUBREY ROAD, WALTHAMSTOW

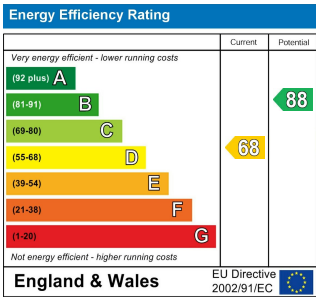
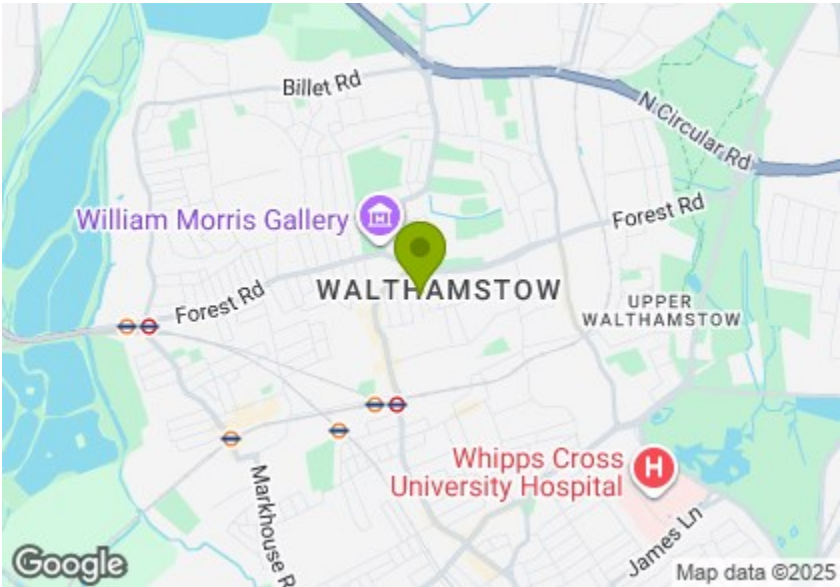
Offers In Excess Of £650,000 Freehold  
2 Bed Cottage



### Features:

- Victorian Cottage
- Two Bedrooms
- Poets Corner Location
- Short walk to Walthamstow Central
- Close proximity to Lloyd Park
- Quiet Residential Street
- Private Garden
- Lovely Order Throughout
- No Chain

With its cottage-style design and secluded west-facing garden, this two-bedroom home is full of charm - with an enviable location to match... As it's nestled between Walthamstow Village, Lloyd Park and Walthamstow Central, you're surrounded by top-class amenities, including the station, where you can nip to the West End or Liverpool St in less than 20 minutes. Despite all this action though, Aubrey Road is a dreamily quiet street.



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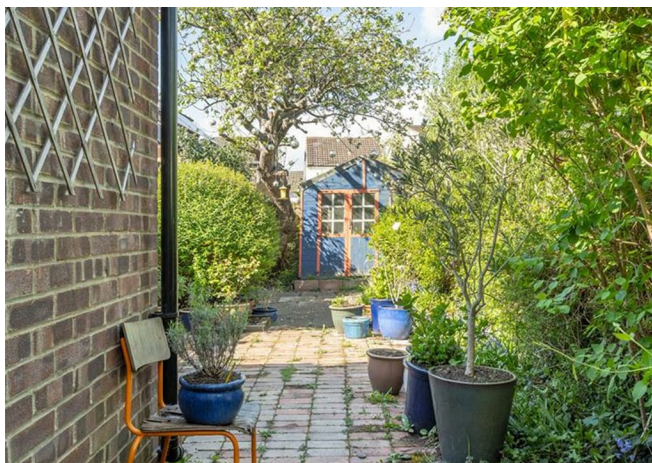
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#### IF YOU LIVED HERE...

In case you needed an introduction to your new area, 'Poets Corner' is part of a small group of neighbouring streets in Walthamstow named after poets, such as John Aubrey, John Milton and Lord Byron. It's as quaint as you'd hope, with the peaceful streets and gorgeous style of the period homes fit for such a legacy.

At home, your reception area is bright and airy with spotless decor, timber flooring, bespoke carpentry and a stunning mantelpiece with a wood burner stove. Head through into the kitchen and you'll find the same pristine finish, with sleek units, glossy worktops and an integrated oven. Beyond, you'll find similar contemporary style in your bathroom, including an over-tub shower and floor to ceiling tiles.

Upstairs, you've got two immaculately decorated bedrooms, and don't forget your charming garden at the rear... Thanks to the leafy climbers and mature foliage, the private space has a wonderfully secluded feel, with the bricked paving and colourful outhouse adding to the enchantment.

Despite being on a peaceful, tree-lined street, you only have to walk a few minutes down your road to enjoy Hoe Street's thriving food and drink scene. Choose between the award-winning Yard Sale Pizza, Sodo and Shri Lakshmi if you fancy dining out or ordering takeaway to have in your fantastic home. Or hop down to Walthamstow Village for even more options. Ruff's Bistro on Orford Road would make a great place for a celebratory moving in meal.

Don't forget that you're just a short hop and a skip from Lloyd Park, where you'll find a skate park, playground, tennis courts, bowls club, dog park, cafes and the William Morris Gallery.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around 0.5 miles on foot and allows quick and direct access to both Oxford Circus and Liverpool Street via the Victoria line and Weaver Overground respectively.

#### WHAT ELSE?

-Walthamstow Central has brilliant amenities, including Forest Cinema and the chains found in the 17&Central shopping centre. Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow set to be open by the time you move in.  
- While you wait for the Soho Theatre Walthamstow to open, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are a few mins on foot.  
- If exercise is on the agenda as well as food, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden and modern leisure centre the Feel Good Centre.



#### A WORD FROM THE OWNERS....

"We've loved every moment of living on this peaceful street, tucked away in Poets Corner. It offers the best of both worlds, kind and welcoming neighbours, a real sense of community with everything you need close by. Walthamstow Village, Lloyd Park, and the beautiful marshes are all within walking distance, and Epping Forest is just a short bike ride away for weekend adventures.

One of our favourite spots has always been the garden, especially in the warmer months. There's nothing better than relaxing outside in the evening sun under the old apple tree, which bursts into blossom every spring and rewards us with the best Bramleys in autumn. We've made plenty of apple crumbles here and hope the next owners will enjoy them just as much!"

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**Reception Room**

10'11" x 20'1"

**Kitchen**

10'7" x 10'4"

**Bathroom**

**Bedroom**

11'3" x 8'9"

**Bedroom**

8'5" x 11'1"



**Garden**

32'9"



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