

Reception room  
25'9" x 11'8"

Dining room  
12'0" x 11'1"

Kitchen  
9'1" x 6'5"

Utility room  
12'5" x 9'6"

Downstairs WC

Bedroom  
15'3" x 14'2"

Bedroom  
11'3" x 9'9"

Bathroom  
6'4" x 5'9"

Bedroom  
12'6" x 9'3"

Garden  
32'9"



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 EU Directive 2002/91/EC



## ROLAND ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian House
- Brick Fronted
- Secluded Rear Garden
- First Floor Bathroom
- Potential to Extend (STPP)
- Close to Wood Street
- Walking Distance to Village

This beautifully preserved three-bedroom brick-fronted home enjoys a peaceful setting on a quiet street, nestled between the vibrant Wood Street area and the highly sought-after Walthamstow Village. Blending original Victorian charm with the exciting potential for extension (STPP), the interior offers a light-filled living space ideal for modern family living.

Highlights include a convenient ground-floor WC and utility room, two reception rooms, a first-floor bathroom, and a large rear garden, perfect for relaxing.

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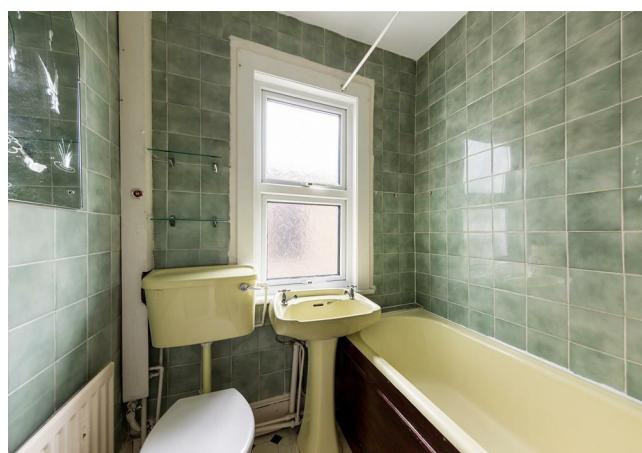
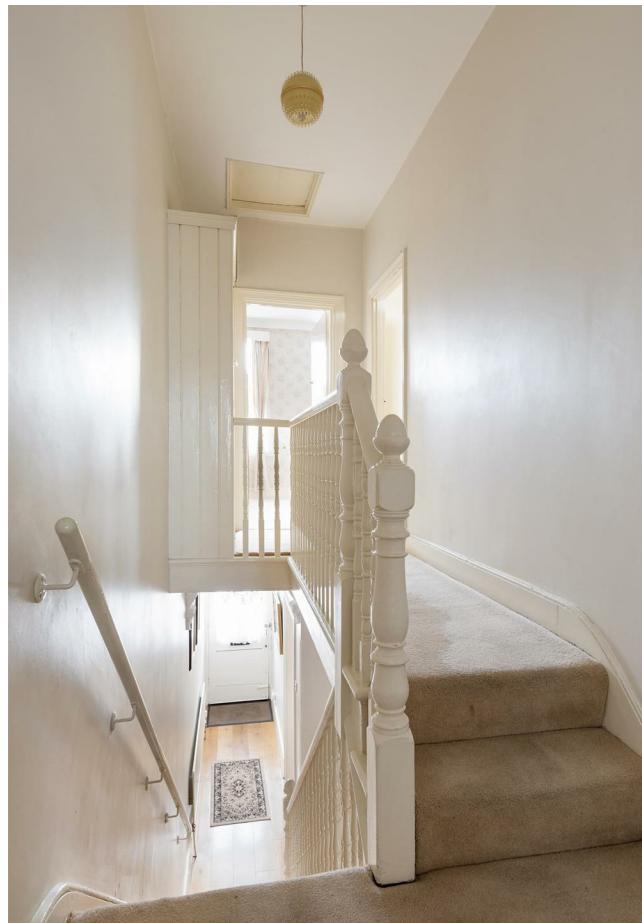
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#### IF YOU LIVED HERE...

The spacious, dual-aspect open-plan front reception is rich in period character, with light flowing throughout to create a fantastic environment for relaxing. Period coving pays tribute to the home's Victorian heritage, while neutral decor and polished floors add a contemporary edge.

This seamless blend of old and new continues into the dining room, where a bay window floods the space with natural light. There's ample room for a full-size dining table, making it ideal for everyday family life or entertaining guests. The adjacent kitchen presents an exciting opportunity for reconfiguration, while the rear WC and utility space add practical convenience.

At the rear, the landscaped garden combines lawn and planting beds to create a peaceful retreat, and there is also a useful storage shed.

Upstairs, you'll find three well-proportioned bedrooms. The family bathroom is charmingly retro in style and generous in size.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Luke's Cider Tap in the indoor market to the award-winning Chocolatine bakery. At the Ravenswood Industrial Estate

you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as Malt Haus, Pillars and gin palace Mother's Ruin. Nearby, Walthamstow Village is packed with ancient history, as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores.

If you need to escape further afield, you'll be pleased to know that you're only a short stroll from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Weaver Overground. Change one stop down the line at Walthamstow Central for access to the speedy Victoria line.

#### WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space, including Lloyd Park, which houses the William Morris Gallery, Fellowship Square, with its impressive fountains, and Hollow Ponds, at the cusp of Epping Forest.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the multiscreen Forest cinema.

- New local? You can't go wrong with the Lord Raglan, a traditional boozer with a great selection of food and drinks. The morning after? Head to Lambs Cafe for a hearty full English or Greek breakfast.



#### 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 ASSISTANT BRANCH MANAGER

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