




Byron Road, Walthamstow, London, E17

Offers In Excess Of £995,000

FOR SALE

 1  2  4

Freehold

- 4 Bedroom end of terrace house
- New Build
- Ground floor WC & Kitchen/diner
- Loft conversion
- Walthamstow Central Tube station: 0.3 mile
- Council tax band: D & EPC rating: E (43)
- Rear garden: Approx 17'7 x 15'0
- On street permit parking
- Chain-free
- Internal: 1256 sq ft (117 sq m)

This four-bedroom, end-of-terrace Victorian home has been newly renovated, balancing its classic brick frontage, ground-floor bay window and arched entrance with an open-plan contemporary layout designed for modern family life.

The front door opens into a bright hallway with engineered-wood flooring. This leads into a double reception room featuring a long exposed brick wall with two original chimney breasts and arched fireplaces. The space connects seamlessly to a wide kitchen extension at the rear, illuminated by twin skylights and a large window. The kitchen is fitted with oak cabinetry, white stone worktops, a central island with a breakfast bar and brass fixtures. An under-stairs WC features terracotta-and-white-striped vertical tiling. Black-framed double doors open onto a landscaped, split-level courtyard garden, combining a stone-paved patio with steps leading to a white gravel terrace enclosed by horizontal timber fencing and raised sleeper beds.

The upper floors are connected by a central landing with a runner-carpeted staircase and integrated glass balustrades. The first floor hosts two double bedrooms with stylish decor, a dedicated utility room and a family bathroom styled with vertically stacked, sage-green gloss tiles, matt black fixtures and a bathtub with an overhead rainfall shower.

The second-floor loft conversion contains two additional bedrooms. The main bedroom includes a large front window, skylights and a contemporary en-suite bathroom with a walk-in glass shower and a floating vanity. Situated in Poets Corner, the property is within walking distance of Walthamstow Village, Lloyd Park and the Soho Theatre. The area is also highly sought-after by families, sitting within the catchment of several primary and secondary schools rated 'Outstanding' by Ofsted. Walthamstow Central station is nearby, providing direct transport links across London.

Shall we take a look?

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DIMENSIONS

Ground Floor WC
5'10" x 2'11" (1.78m x 0.89m)

Living/Dining Room
22'1" x 10'9" (6.73m x 3.28m)
Open to:

Kitchen/diner
16'6" x 13'3" (5.03m x 4.04m)
Door to rear garden. Open to living room/dining room.

Bedroom One
14'1" x 10'10" (4.29m x 3.30m)

Bedroom Two
8'2" x 7'11" (2.49m x 2.41m)

Utility Room
8'4" x 5'5" (2.54m x 1.65m)

First Floor Bathroom
10'10" x 8'6" (3.30m x 2.59m)

Bedroom Three
12'5" x 8'0" (3.78m x 2.44m)

Bedroom Four
9'0" x 7'5" (2.74m x 2.26m)

Second Floor Bathroom
6'6" x 5'9" (1.98m x 1.75m)

Rear Garden
approx 17'7" x 15'0" (approx 5.36m x 4.57m)

On-street permit parking

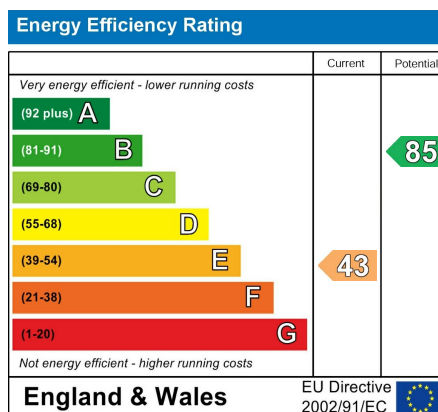
Additional Information:
Local Authority: London Borough Of Waltham Forest

Disclaimer:
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



EPC RATING



LOCATION

