



FALMER ROAD, WALTHAMSTOW

Offers In Excess Of £1,250,000 Freehold

4 Bed House



Features:

- Four Bedroom Freehold House
- Renovated By The Current Owner
- High Ceilings, Original Floorboards and Marble Fireplace
- Kitchen Diner
- Private Lawned Garden
- West Facing Balcony for Evening Sun
- Family Bathroom With Marble Tiles
- Room to Extend STPP
- No Onward Chain
- Moments From Lloyd Park with Great Transport Links

This striking four-bedroom home enjoys a prime position in one of E17's best-connected neighbourhoods, just moments from Walthamstow Central, Walthamstow Village and Lloyd Park. Despite the vibrant surroundings, Falmer Road remains a peaceful street, offering an ideal balance of convenience and calm.

Extending to around 1,400 square feet, this beautifully updated home offers a generous amount of living space with an artfully designed kitchen-diner, as well as a first floor bathroom, a WC, and a secluded west-facing garden. It's all been flawlessly updated in a way that allows the perfect balance between modern convenience and beautiful period charm.

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IF YOU LIVED HERE...

Behind the timeless frontage, you'll find a beautifully finished home where original charm and contemporary design sit comfortably together. The property has undergone a comprehensive renovation, so you'll be able to enjoy the work that somebody else has put in from the day you move in. The spacious double-reception room is presented in immaculate style, featuring a calming neutral palette, a pair of stunning fireplaces, stripped wooden floors and a striking ceiling rose.

Beyond the convenient utility and bespoke storage area, along with a well-placed WC, lies the impressive kitchen-diner, undoubtedly the heart of the home. This fantastic space is fitted with stylish units, timber worktops and integrated appliances. You'll love the thoughtful design flourishes like the tiling. From here, doors in the dining area open directly onto a beautifully maintained garden, complete with custom brick planters, a large lawn and plenty of gorgeous foliage to bring a real air of seclusion.

Upstairs on the first floor, you'll find four immaculately finished bedrooms, including two with built-in storage, and one with an incredible west-facing balcony - perfect for late afternoon sun. There's a stunning family bathroom, complete with hand cut carrera marble tiling along with a shower, freestanding stone/resin tub and underfloor heating.

Beyond, you'll find an abundance of nearby green spaces, from Fellowship Square right at the bottom of your road, to Lloyd Park, Hollow Ponds and Walthamstow

Wetlands,

When it comes to eateries, there are heaps of established favourites in the areas around Hoe Street and Orford Road in Walthamstow Village; Tonkotsu, Yard Sale Pizza, Sodo and Shri Lakshmi in the former, and Peeld, Proud May Pizza, Orford's Fish & Chips and Ruff's Bistro in the latter, but new arrivals to the scene ensure a steady buzz and feeling of energy. Walthamstow Central tube is mere minutes away, meaning you can hop on the Victoria line or Weaver Overground and be in the West End or City in less than 45 mins door to door.

WHAT ELSE?

- Soho Theatre Walthamstow, the 1,000-seat performance venue, is now open just minutes from your front door. This vibrant space hosts an exciting mix of theatre, comedy, music, and live events, bringing top-quality entertainment right to your neighbourhood. You can also 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 about a few mins on foot.
- East of Eden is just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.
- Parents will be pleased to know you have an abundance of great schools and pre-schools nearby.



A WORD FROM THE OWNER...

"I have loved this house and living in Walthamstow, however, it is time for me to downside and let it be enjoyed by a family as she was built to be. She has always given me warmth, shelter and security and has never let me down. We have looked after one another well and she is definitely a home and not just a house. The location has also been perfect for me both for work and play: be that grabbing a great local coffee and walking in nearby Fellowship Square or Lloyd Park (which is also great for tennis, yoga and its Saturday farmers' and food market); God's Own Junkyard and its locale is a treat; Stow Film Lounge held in the Town Hall is also a lesser known one; Walthamstow Village for its vibe and a wander through The Wetlands or Epping Forest is excellent if you want a longer walk or to just digest a delicious Sunday Roast. Throw in award winning local breweries and eateries, The Crates and the big names that entertain at the new Soho Theatre Walthamstow, the list goes on. After all, there was good reason why Waltham Forest was the first Borough of Culture. Communications into the City and beyond could not have been better for me either, with Walthamstow being serviced by excellent and speedy Underground, Overground, National Rail and Bus links."

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Reception
13'2" x 14'1"

Reception
12'0" x 11'0"

Downstairs WC
5'1" x 4'6"

Kitchen
18'3" x 11'5"

Dining Room
9'1" x 8'10"

Bedroom
5'10" x 8'4"

Bedroom
11'4" x 14'1"

Bedroom
12'0" x 11'0"

Balcony
7'9" x 7'6"

Bathroom
6'10" x 11'8"

Bedroom
9'1" x 8'10"

Garden
approx 19'2" x 43'6"



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