

Kitchen/Lounge/Diner  
11'0" x 25'5"

Reception  
11'6" x 16'6"

Shower Room/WC  
8'7" x 4'7"

Bedroom  
7'11" x 8'4"

Bedroom  
11'6" x 11'0"

Bedroom  
11'6" x 8'0"

Bedroom  
11'3" x 17'1"

Ensuite Bathroom  
7'6" x 8'4"

Garden  
31'2" x 12'1"

Total Area (Excluding Eaves Storage): 107.2 m<sup>2</sup> ... 1154 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	73	79
	EU Directive 2002/91/EC	



## BARCLAY ROAD, LONDON

Offers In Excess Of £925,000 Freehold  
4 Bed House



### Features:

- Fully Extended Freehold House
- Large Open Plan Kitchen Diner
- Bi-Fold Doors to a Landscaped Garden
- Two Bathrooms
- Three/Four Bedrooms
- Extended Loft
- Walthamstow Village Location
- Close to Walthamstow Central
- Chain Free

A beautifully extended freehold house in the heart of Walthamstow Village, with three/four bedrooms, two bathrooms and a wonderfully sociable layout. You'll be close to Walthamstow Central, Orford Road and the area's much-loved mix of cafés, pubs and independent shops.

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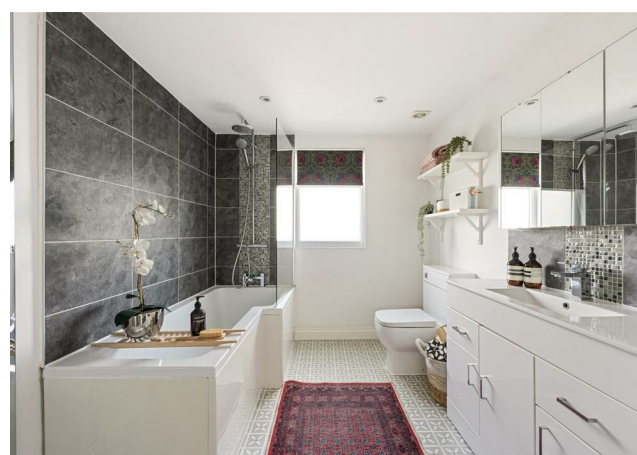
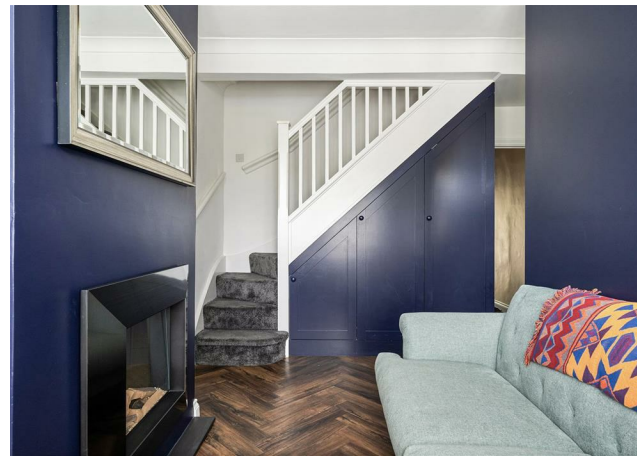
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**IF YOU LIVED HERE...**

Behind the smart Victorian frontage, the reception room sets a warm tone, with a bay window, window seat, fireplace and deep blue walls giving the space a characterful, cocooning feel. The ground floor has been opened up and extended to create a large kitchen, lounge and dining space at the rear, finished with herringbone-style flooring, contemporary cabinetry, white tiled splashbacks and roof lights overhead.

Bi-fold doors open straight onto the landscaped garden, giving the whole rear of the house a lovely indoor-outdoor feel in warmer months. There's plenty of room here for dining, relaxing and entertaining, while the garden itself is neatly arranged with seating areas, planting and lawn. A shower room/WC on the ground floor adds extra practicality.

Upstairs, there are three bedrooms on the first floor, giving you the option of using one as a nursery, study or guest room. The extended loft creates a generous principal bedroom with eaves

storage and an ensuite bathroom, with roof lights bringing in plenty of natural light. Altogether, the layout feels flexible, well considered and very much designed for modern family life.

**WHAT ELSE?**

- Walthamstow Village is just moments away, with Orford Road home to Eat17, The Village Bakery, Peeld and The Castle, as well as plenty of weekend wandering potential.

- Walthamstow Central is close by for the Victoria line and Overground, making journeys into central London straightforward.

- Lloyd Park and Walthamstow Wetlands are both within easy reach, offering beautiful green space, weekend walks and a welcome sense of calm close to home.



**WORD FROM THE OWNER...**

We have loved our time in our family home, being part of our very special street and of course being able to walk and pick up coffees and pastries in The Village.

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