

Kitchen/Lounge/Diner  
11'8" x 32'6"

Bedroom  
11'8" x 10'11"

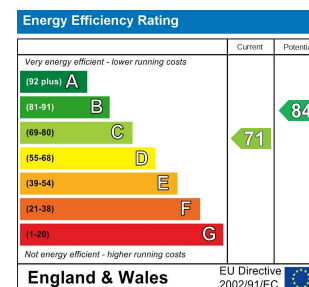
Bathroom

Bedroom  
6'3" x 8'8"

Garden  
14'11" x 12'8"

Total Area: 55.5 m<sup>2</sup> ... 596 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.



## CHURCH PATH, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold  
2 Bed Cottage - Terraced



### Features:

- Grade II Listed Cottage
- Two Bedrooms
- Beautifully Presented
- Upstairs Bathroom
- Heart of Walthamstow Village
- Close Proximity to Walthamstow Central

A truly unique extended and fully refurbished two-bedroom Grade II Listed cottage, situated in the heart of the Walthamstow Village conservation area - set on a peaceful path that's still just a couple of minutes' walk from Walthamstow Central and all the brilliant amenities around it.

Highlights on the inside include the open plan living area, first floor bathroom and all the gorgeous period features, while on the outside you have a secluded rear garden, not to mention that charming front yard and facade.

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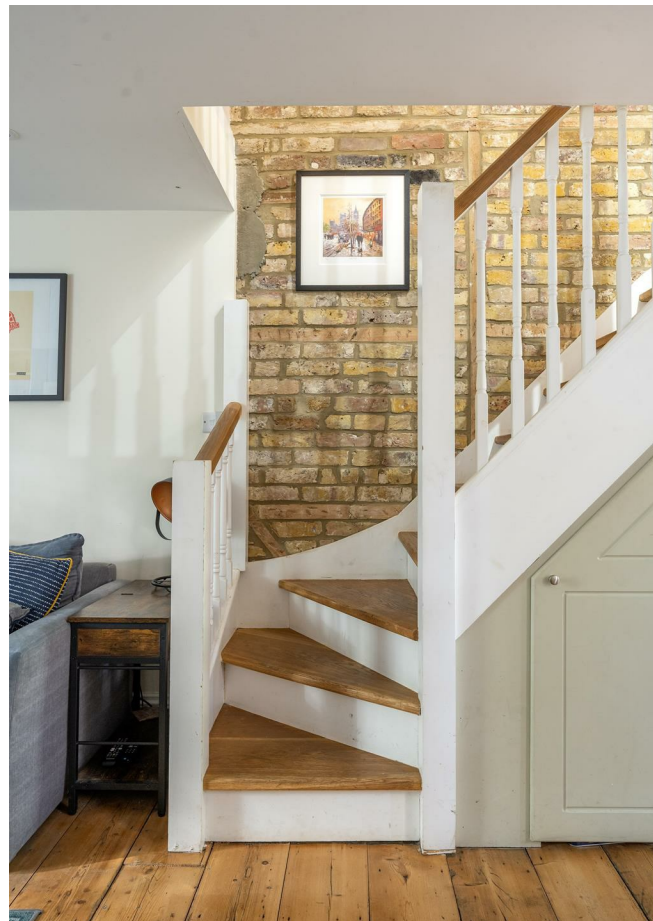
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**IF YOU LIVED HERE...**

It'll be a long time before the charm of arriving at your quaint Grade II Listed cottage wears off, and the space is just as impressive inside. The dual aspect open-plan kitchen and reception is flooded with natural light, highlighting all the lovely features, from the wood burning stove and bespoke shutters to the original floorboards and custom carpentry. The kitchen area continues the modern yet vintage feel, with its butler sink and traditional units. During warmer months you'll love extending your living space outside, making the most of your secluded rear garden. Boasting a lawn, seat space, planters and plenty of mature foliage, it's a real highlight.

Back inside, head up the open staircase, admiring the exposed brickwork, and you'll find the bathroom is smart and stylish, while both bedrooms offer more immaculate decor and room for a double bed - the larger of the two also has clever in-built storage.

As for outside, Church Path is the quiet pedestrian walkway in the heart of the conservation area that connects Walthamstow Village with Walthamstow Central, as such you're perfectly positioned between the peace, quiet and

award-winning bars and restaurants of Walthamstow Village and the bustling facilities of Walthamstow Central, with its convenient access to the Victoria line and Overground.

**WHAT ELSE?**

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 minutes north, Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes east. - You'll love the quaintness that comes from Church Path overlooking the Vestry Museum, a hidden gem in the borough that is currently undergoing exciting development.

- If you leave your front door and head right, you'll come across the buzzing Walthamstow Central - packed with everything you could possibly need. However, head left, around the corner (past 'Ancient House') and you'll reach the much-loved Nags Head, as well as the access point to the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars, Malt Haus and Mother's Ruin.



**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 ASSISANT BRANCH MANAGER

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