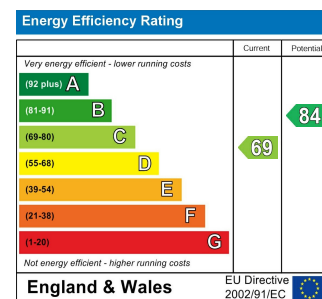




Total Area: 120.4 m<sup>2</sup> ... 1296 ft<sup>2</sup> (excluding eaves storage)  
 All measurements are approximate and for display purposes only



## CROMWELL ROAD, WALTHAMSTOW

### Offers In Excess Of £950,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- West Facing 30ft Garden
- Two Bathrooms
- Original Features
- Stripped Wooden Floors
- Quiet Residential Street
- Walthamstow Village Location

A beautifully presented four bedroom Victorian terrace arranged over three floors, set on a quiet residential street in the heart of Walthamstow Village. This is one of those addresses people seek out for good reason, with Orford Road's cafés, restaurants and independent shops close at hand, while Walthamstow Central is within easy reach for swift links into town.

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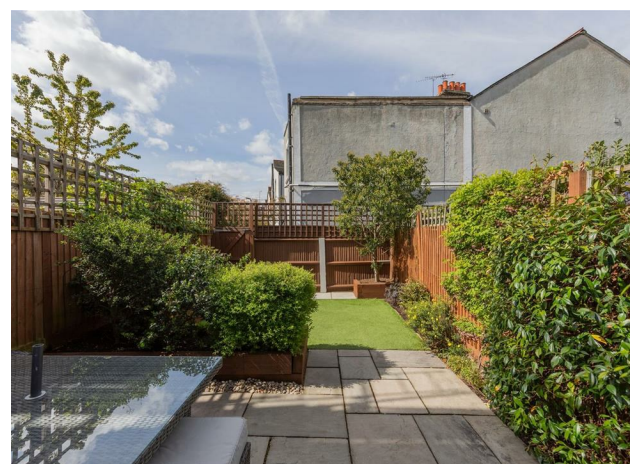
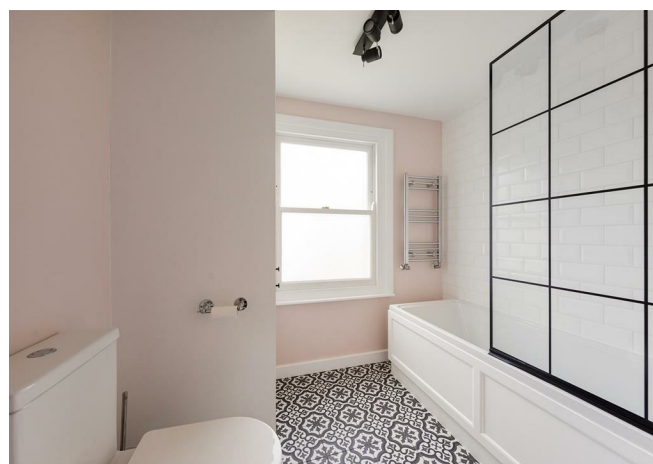
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### IF YOU LIVED HERE....

There's a lovely sense of balance to the ground floor, with two separate reception rooms and a natural flow through to the kitchen at the rear. The front reception room is full of character, with a bay window, original features and stripped wooden floors bringing warmth and texture. The second reception has an equally inviting feel, opening the layout up and drawing your eye through towards the garden beyond.

The kitchen is smart, bright and thoughtfully arranged, with a simple, contemporary finish that sits well alongside the home's period bones. From here, the west facing garden extends to around 30ft, with a paved terrace and neatly kept planting giving it a calm, low-fuss feel that will come into its own in the warmer months.

Upstairs, the first floor holds three bedrooms and a family bathroom, while the top floor adds a generous four bedroom, a second bathroom and a separate study tucked alongside the main room, making the overall layout especially versatile. Throughout the house, the finish feels carefully considered and easy to settle

into, with a calm palette, well-kept rooms and the kind of original detail that gives a Victorian home its lasting appeal.

### WHAT ELSE?

- Orford Road is a short stroll away, lined with much-loved local spots including W Store, WORD and The Good Egg, so coffee, brunch and independent shopping are all close to home.

- The Castle is nearby when you want a family-friendly local for supper or a great Sunday roast, with a warm, relaxed feel that suits long lunches and easy evenings alike.

- Walthamstow Central is within easy reach for Victoria line and Overground services, and when you want greener surroundings, Hollow Ponds and the wider Epping Forest landscape are close by.



### A WORD FROM THE OWNER...

"Moving from the bustle of Hackney to the heart of Walthamstow Village was the best decision we made as a couple, and an even better one once we became a family of four. This house has been the backdrop to our children's first years. Being a few minutes' stroll from Orford Road is a game-changer for family life. It's our weekend ritual to wander down for coffee or lunch, the new Axe & Ember Smokehouse has quickly become a local favorite for its incredible BBQ. We're also lucky to have two fantastic pubs essentially on our doorstep: The Castle which is very family friendly, and the newly renovated Raglan, which serves some of the best Indian-Irish fusion food in London. For a family with young children, the location is unbeatable, as we are surrounded by excellent nurseries and "Outstanding" primary schools. The local parent community is incredibly supportive, and we've made lifelong friends through the school gates and local groups. We love the proximity to local parks, children's playgrounds and the quick journey to Epping Forest or Walthamstow Wetlands for weekend adventures. Being just a 10-minute walk from both Walthamstow Central (Victoria Line) and Wood Street Overground means we get into the City or West End in 20 minutes. It offers that rare "best of both worlds" balance, a quiet, village-feel home life with fast access to the rest of London. We are leaving with many happy memories, but we know the next family will love this community just as much as we have."

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**Reception Room**

12'7" x 11'6"

**Reception Room**

14'10" x 10'7"

**Kitchen**

12'11" x 7'7"

**Bedroom**

14'11" x 7'7"

**Bedroom**

11'1" x 10'7"

**Bedroom**

6'1" x 4'2"

**Bathroom**

7'8" x 6'3"

**Bedroom**

18'3" x 14'4"

**Study**

7'8" x 6'11"

**Bathroom**

7'10" x 7'1"

**Garden**

24'7"



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