



Reception Room
11'10" x 10'5"

Kitchen / Diner
16'2" x 11'0"

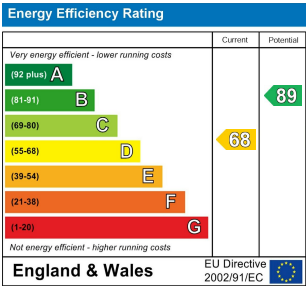
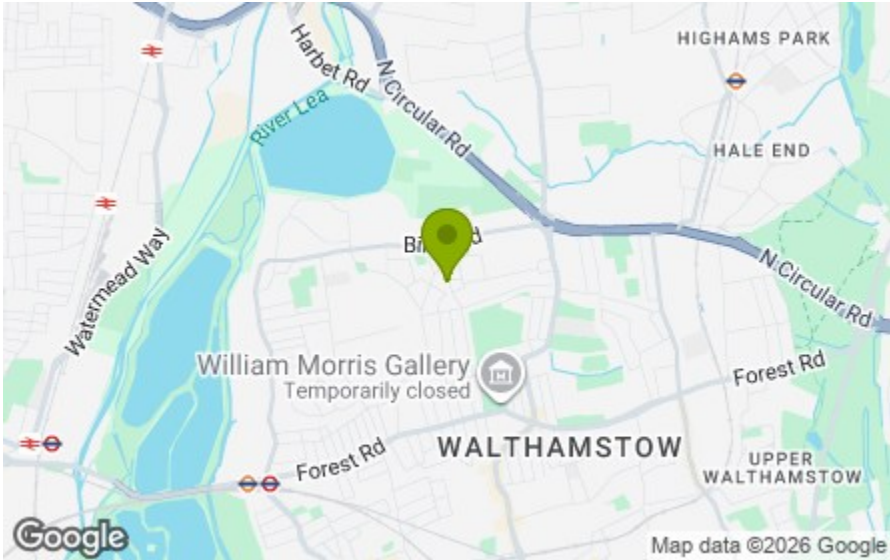
Bedroom
8'1" x 6'5"

Bedroom
11'10" x 9'7"

Bedroom
11'5" x 10'9"

Bathroom

Total Area: 72.9 m² ... 785 ft²
All measurements are approximate and for display purposes only.



ARDLEIGH ROAD, WALTHAMSTOW
£625,000
3 Bed House - End Terrace



Features:

- Chain Free
- Ex warner House
- Three Bedrooms
- First Floor Bathroom
- Close to Lloyd Park
- Beautifully Presented

A beautifully presented three bedroom family home on a peaceful residential street in the Lloyd Park pocket of Walthamstow. With a generous rear garden, warm and well kept interiors, and plenty of local favourites close by, this is a home that offers a lovely balance of calm, space and connection. Lloyd Park is just a short walk away, while the neighbourhood's cafés, pubs and everyday amenities are all within easy reach.

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IF YOU LIVED HERE...

You'd step into a home with an easy sense of flow and light. At the front, the reception room is calm and welcoming, with parquet flooring underfoot and a fireplace that gives the space real focus. It feels settled and comfortable, with enough room to properly unwind at the end of the day.

To the rear, the kitchen and dining room is a sociable, well proportioned space with a natural connection to the garden. There's room here for cooking, dining and the rhythms of daily life, while the simple finishes keep everything feeling bright and unfussy. Outside, the garden is a real highlight, beautifully landscaped with decked seating areas, lawn and established planting, giving you plenty of space for sunny afternoons, family time or a quiet morning coffee.

Upstairs, there are two comfortable double bedrooms and a third

bedroom that works well as a child's room, nursery or study. The bathroom is on the first floor and finished in a clean, contemporary style. Altogether, it's a house that feels carefully looked after and easy to feel at home in from the moment you arrive.

WHAT ELSE?

Lloyd Park is just a short walk away, with its open green spaces, courts, outdoor gym, skatepark and café making it a real day to day luxury. For a weekend wander or a relaxed evening out, The Bell is nearby too, reached with a stroll through the park. You're also well placed for getting into central London, so this spot works especially well for anyone wanting a quieter residential setting without feeling cut off.



A WORD FROM THE OWNER...

"What we have always loved about our home is the wonderful location. We spent so much time walking to Lloyd park with our young family and enjoying the easily accessible amenities. Also it's a great area for schools, daycares, meeting other young families as well as being able to get into central London easily. We liked that the garden was a good size and peaceful. It always felt like we were never in a city living there."

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