





Byron Road, Walthamstow, London, E17

Offers In Excess Of £995,000

FOR SALE

 1  2  4

Freehold

- 4 Bedroom end of terrace house
- New Build
- Ground floor WC & Kitchen/diner
- Loft conversion
- Walthamstow Central Tube station: 0.3 mile
- Council tax band: D
- Rear garden: Approx 17'7 x 15'0
- On street permit parking
- Chain-free
- Internal: 1256 sq ft (117 sq m)

This four-bedroom, end-of-terrace Victorian home has been newly renovated, balancing its classic brick frontage, ground-floor bay window and arched entrance with an open-plan contemporary layout designed for modern family life.

The front door opens into a bright hallway with engineered-wood flooring. This leads into a double reception room featuring a long exposed brick wall with two original chimney breasts and arched fireplaces. The space connects seamlessly to a wide kitchen extension at the rear, illuminated by twin skylights and a large window. The kitchen is fitted with oak cabinetry, white stone worktops, a central island with a breakfast bar and brass fixtures. An under-stairs WC features terracotta-and-white-striped vertical tiling. Black-framed double doors open onto a landscaped, split-level courtyard garden, combining a stone-paved patio with steps leading to a white gravel terrace enclosed by horizontal timber fencing and raised sleeper beds.

The upper floors are connected by a central landing with a runner-carpeted staircase and integrated glass balustrades. The first floor hosts two double bedrooms with stylish decor, a dedicated utility room and a family bathroom styled with vertically stacked, sage-green gloss tiles, matt black fixtures and a bathtub with an overhead rainfall shower.

The second-floor loft conversion contains two additional bedrooms. The main bedroom includes a large front window, skylights and a contemporary en-suite bathroom with a walk-in glass shower and a floating vanity. Situated in Poets Corner, the property is within walking distance of Walthamstow Village, Lloyd Park and the Soho Theatre. The area is also highly sought-after by families, sitting within the catchment of several primary and secondary schools rated 'Outstanding' by Ofsted. Walthamstow Central station is nearby, providing direct transport links across London.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

Ground Floor WC

5'10 x 2'11 (1.78m x 0.89m)

Living/Dining Room

22'1 x 10'9 (6.73m x 3.28m)

Open to:

Kitchen/diner

16'6 x 13'3 (5.03m x 4.04m)

Door to rear garden. Open to living room/dining room.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

Bedroom Two

8'2 x 7'11 (2.49m x 2.41m)

Utility Room

8'4 x 5'5 (2.54m x 1.65m)

First Floor Bathroom

10'10 x 8'6 (3.30m x 2.59m)

Second Floor Landing (Loft)

Door to all second floor rooms

Bedroom Three

12'5 x 8'0 (3.78m x 2.44m)

Bedroom Four

9'0 x 7'5 (2.74m x 2.26m)

Second Floor Bathroom

6'6 x 5'9 (1.98m x 1.75m)

Rear Garden

approx 177 x 150 (approx 5.36m x 4.57m)

On-street permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC rating: TBC (Pending)

Notice:

All photographs and floorplan are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

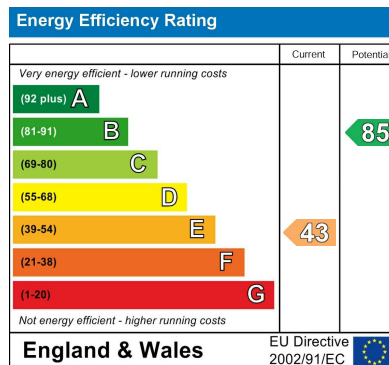
APPROXIMATE FLOOR AREA = 1346 SQ FT / 125.04 SQ M
INCLUDING LIMITED USE AREA (51 SQ FT / 4.74 SQ M)

= REDUCED HEAD HEIGHT BELOW 1.5M / 5'0"



Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice
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EPC RATING



LOCATION



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