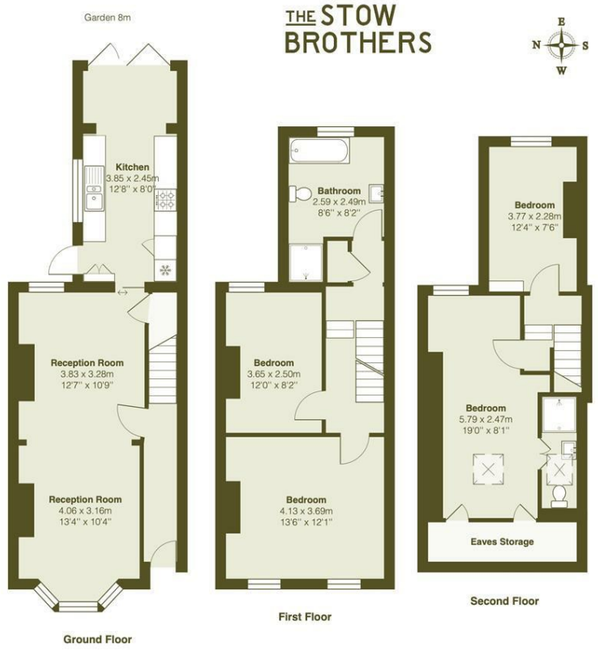


Total Area: 117.3 m² ... 1263 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

Reception Room
13'3" x 10'4"

Reception Room
12'6" x 10'9"

Kitchen
12'7" x 8'0"

Garden
26'2"

Bedroom
13'6" x 12'1"

Bedroom
11'11" x 8'2"

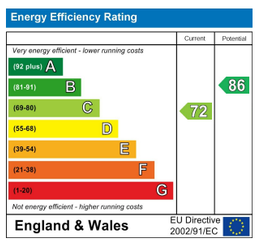
Bathroom
8'5" x 8'2"

Bedroom
18'11" x 8'1"

Ensuite

Bedroom
12'4" x 7'5"





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IVY ROAD, WALTHAMSTOW

Asking Price £825,000 Freehold

4 Bed House - Terraced

Features:

- Four Bedrooms
- Victorian Mid Terrace
- Arranged Over Three Floors
- Original Features
- Short Walk To Walthamstow Central Station

A characterful four-bedroom Victorian end terrace in a brilliantly placed Walthamstow pocket, with original features, a private rear garden and three floors of generous living space. Walthamstow Central is close by, while Hoe Street's food, culture and independent favourites put plenty of the neighbourhood within easy reach.

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IF YOU LIVED HERE....

The ground floor starts with a bright bay-fronted through lounge, creating one long, sociable living space with plenty of Victorian character. Original cornicing and fireplaces bring warmth and personality, while timber flooring runs underfoot. There's ample room to create distinct lounging and dining areas, with fitted shelving adding another layer of detail. Continue through and the kitchen brings a bolder splash of colour, pairing grey cabinetry with turquoise tiling and generous worktop space. Glazed doors draw in the daylight and lead straight out to the garden.

Head upstairs and you'll find two bedrooms alongside the family bathroom. The larger front bedroom has twin windows, timber flooring and a deep blue feature wall, while the second bedroom sits peacefully towards the rear. The bathroom has both a bath and separate shower, finished with more of that distinctive turquoise tiling.

The top floor adds another two bedrooms, making this a wonderfully flexible home with space to grow into. One has a skylight, eaves storage and its own shower and WC, while the other overlooks the rear. Outside, the garden feels leafy and established, with lawn, mature planting and space for a table and chairs. It's an easy extension of the house once warmer days arrive.

WHAT ELSE?

- Walthamstow Central offers Victoria line and London Overground connections, putting the City and central London within straightforward reach.

- Hoe Street has become quite the cultural stretch, with Soho Theatre Walthamstow and Forest Cinema alongside local favourites such as The Collab and Yard Sale Pizza.

- Lloyd Park gives you plenty of green space nearby, while Walthamstow Village is home to Orford Road and its independent cafés, restaurants and pubs, including The Queen's Arms and The Nag's Head.



A WORD FROM THE OWNER...

"We love being close to great shops and pubs, Walthamstow village and the town centre. It's brilliant for transport links too - getting around London is so easy. "

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