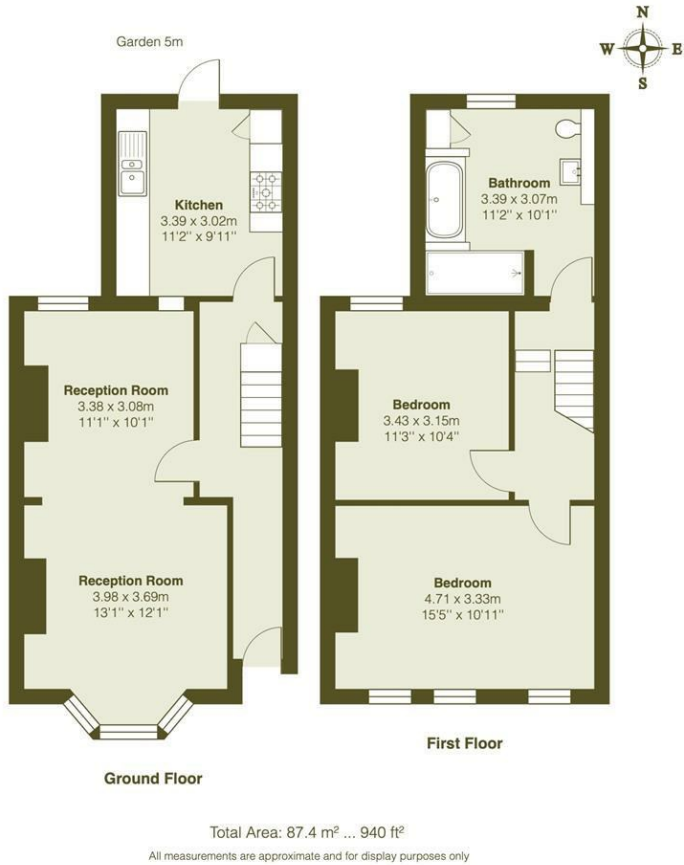




Reception Room
13'0" x 12'1"

Reception Room
11'1" x 10'1"

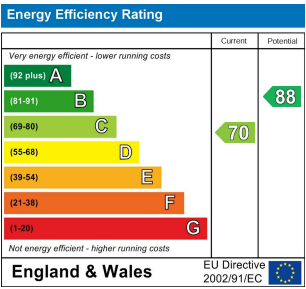
Kitchen
11'1" x 9'10"

Bedroom
15'5" x 10'11"

Bedroom
11'3" x 10'4"

Bathroom
11'1" x 10'0"

Garden
16'4"



VICTORIA ROAD, WALTHAMSTOW
Offers In Excess Of £700,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Double Bedrooms
- Well Presented
- Large Family Bathroom
- Close Proximity To Epping Forest
- Situated In Chapel End
- Walking Distance to Wood Street Station

A well-presented two double bedroom Victorian terrace in Chapel End, with Wood Street and its independent shops and transport links within easy reach. Epping Forest is close by too, giving you plenty of green space on the doorstep, while the house itself offers a generous layout with two reception rooms, a separate kitchen and a particularly spacious family bathroom.

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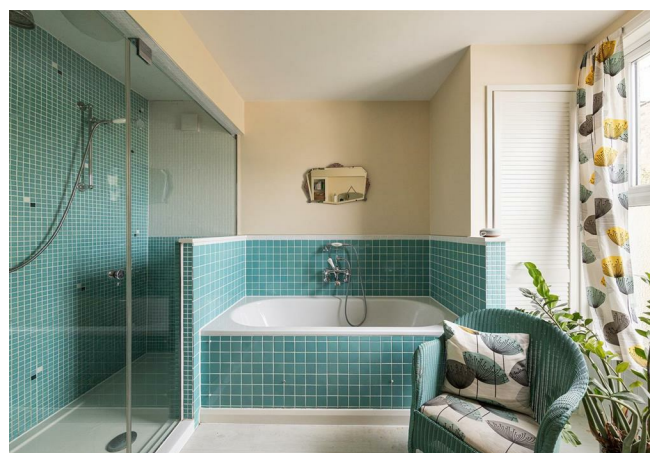
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IF YOU LIVED HERE...

The ground floor begins with a bright front reception, where the bay window, timber flooring and fireplace bring plenty of character. This flows through to a second reception room, currently arranged for dining, with built-in shelving and another fireplace creating a warm, lived-in feel. Beyond, the separate kitchen stretches across the rear of the house, with white cabinetry, generous worktop space and direct access to the garden. Outside, the garden extends to approximately five metres and has a nicely tucked-away feel, with established planting and space for outdoor dining.

Upstairs, both bedrooms are comfortable doubles. The larger principal bedroom sits at the front, with three windows bringing in plenty of daylight, while the second double is positioned just behind. At the rear is the large family bathroom, an unusually generous room with both a bath and separate shower, alongside plenty of space around the fittings. Altogether, the house offers around 940 square feet according to the floorplan, with a practical

arrangement that works particularly well for everyday living.

WHAT ELSE?

- Wood Street Station is within walking distance, with Weaver line services running towards Liverpool Street and Chingford.
- Wood Street Indoor Market is home to around 30 independent traders and has been part of the neighbourhood since 1955.
- Epping Forest and Hollow Ponds are close by for woodland walks, cycling and time outdoors.
- Chapel End has a good selection of local schools nearby, including Chapel End Junior Academy and Chapel End Infant School and Early Years Centre.
- You're also well placed for the wider Walthamstow neighbourhood, with Lloyd Park, the William Morris Gallery and the cafés and restaurants around Hoe Street all within easy reach.



"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 ASSISTANT BRANCH MANAGER

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