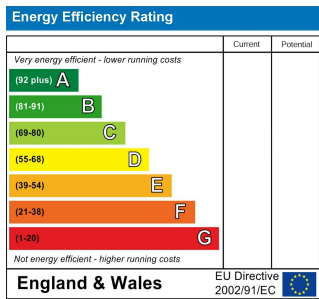




Total Area (Excluding Loft): 138.7 m² ... 1,493 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £899,995 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Kitchen Diner
- 45 Foot South West Facing Garden
- Short Walk to Wood Street
- Chapel End Quarter

Spread over three light-filled floors and offering 1,493 sq ft of living space, this five-bedroom Victorian terrace blends period character with thoughtful modern updates. Original features sit happily alongside contemporary finishes, giving the home a welcoming, lived-in charm. There's room for everyone too, with a double through-reception, a spacious kitchen/diner, two bathrooms, and a sunny south-west facing garden. You'll find it in Chapel End, one of Walthamstow's most characterful corners. Named after a 15th-century chapel dedicated to Edward the Confessor, the neighbourhood is known for its quiet streets, friendly community, and easy access to green space. Lloyd Park, Wood Street, and Walthamstow Village are all just a short stroll away, along with excellent schools and plenty of local cafés and shops.

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IF YOU LIVED HERE...

On a peaceful, tree-lined street, this Victorian terrace shows off its brick frontage and original detailing from the outset.

Inside, you'll find an impressive dual aspect 23-foot through reception filled with daylight from a bay window at the front and another at the back. The gorgeous original wooden floorboards tie the space together, while a cast-iron fireplace and built-in alcove shelves add character without clutter.

The kitchen brings texture and colour with terracotta floor tiles, cream Shaker cabinets, marble worktops, a double Belfast sink and a chef's oven perfect for casual brunches or formal dinners. A second bay window and a period-glazed door keep things bright, and French doors open straight onto the garden, creating an easy indoor-outdoor flow.

Facing south-west to catch the best of the day's light, the 45-foot garden begins with a sun-trap patio and continues to a lawn edged by beds brimming with colour. It's easy to imagine sharing relaxed afternoons or evening meals outside here.

Upstairs, a tomato-red bannister leads to the first floor. The main bedroom

spans about 180 sq ft and enjoys twin windows with leafy views and more of those lovely floorboards. Two further doubles sit either side of a family bathroom with a rainfall shower over a bath, surrounded by white metro tiles, leaf-green walls and fittings that nod to the home's period roots.

Climb again to the top floor for two more bedrooms within the converted loft and a second bathroom tucked in between. The larger bedroom makes the most of the roofline with under-eaves storage and pale yellow built-in cupboards, while twin Velux windows keep it bright. You'll love taking a shower under the bathroom's glazed skylight whilst variegated salmon-pink tiles and a vanity-mounted sink make it as joyful as it is practical.

WHAT ELSE?

Outside, you have the open green space of Chestnuts Field around the corner or the landscaped gardens of Lloyd Park, just a 3/4 mile on foot. The fast-growing neighbourhood of Wood Street is a 6-minute walk, with its ever-expanding choice of cafes, bars and shops with eclectic treasures to be found in Wood Street market.. Wood Street overground station (Weaver line) is 14 minutes on foot - or hop on the W16 bus from your very street and be whisked there in 8 minutes. Gets you directly to Liverpool Street in 20 minutes.



A WORD FROM THE OWNER....

"It was love at first sight when we bought this home in 2020. Over the years, we've poured a lot of time and care into renovating it, including adding a top-quality loft conversion with reclaimed Victorian wooden floors, adding a new kitchen with underfloor heating and installing Accoya French doors which open out onto a new large stone patio and sunny, south-facing garden. What we've loved the most about living here is the balance between space, community, and nature which makes it feel like a rare hidden gem in London. There is a real sense of community here, and our street boasts the fantastic Ruttle & Rowe coffee shop just a few doors down. We're lucky to be so close to Chestnuts Field and Lloyd Park for weekend strolls, football practice, picnics, and playground trips. Epping Forest is also within 1 km, we love it for running on our lunch breaks or weekend family bike rides. There are several excellent primary schools a short walk away, as well as the impressive Frederick Bremer secondary. It's been a joy to live here, and we've made so many friends in the area. We hope the next family will love it just as much."

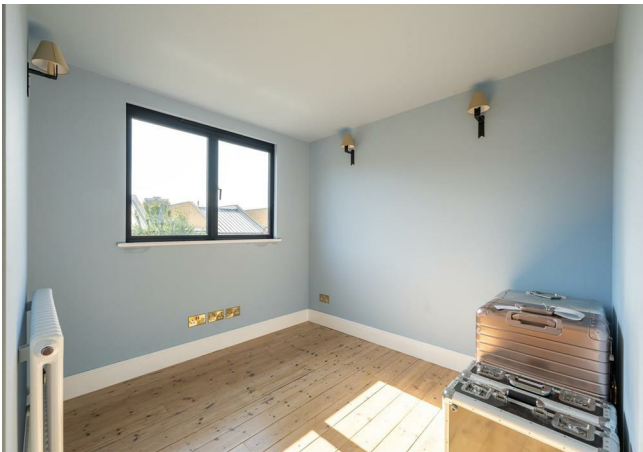
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Reception
11'1" x 26'2"

Kitchen/ Diner
11'1" x 21'0"

Bedroom
14'10" x 11'3"

Bedroom
9'5" x 11'7"

Bathroom
5'10" x 7'2"

Bedroom
9'4" x 13'6"

Bedroom
12'10" x 17'0"

Bathroom
5'6" x 7'4"

Bedroom
8'8" x 8'5"

Garden
41'11" x 15'10"



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