

Reception Room  
10'4" x 23'4"

Conservatory  
11'8" x 8'7"

Kitchen  
7'1" x 7'4"

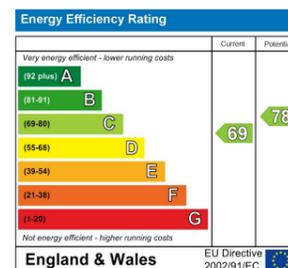
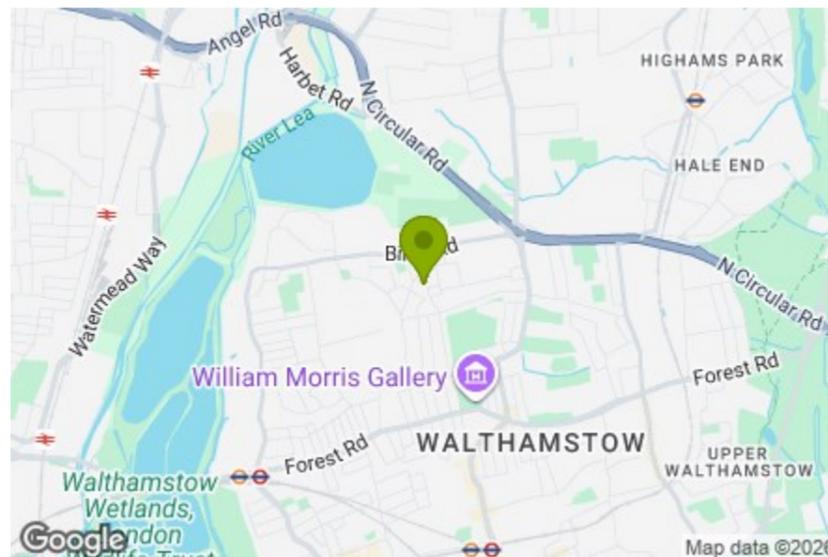
Bedroom  
9'6" x 11'5"

Bedroom  
10'6" x 11'5"

Shower Room  
5'4" x 7'4"

Bedroom  
6'4" x 8'0"

Garden  
26'2"



## ARDLEIGH ROAD, WALTHAMSTOW

### Offers In Excess Of £600,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- First Floor Bathroom
- Conservatory
- Private Rear Garden
- Close Proximity to Lloyd Park

This well-laid-out home combines generous interiors with appealing outdoor space. Three bedrooms are arranged across the first floor, alongside a family bathroom, creating a practical layout for everyday living. On the ground floor, a bright conservatory extends the reception and opens onto the private rear garden, a space with plenty of room to relax or entertain. The garden adds a welcome sense of tranquillity, while the home's position close to Lloyd Park means green open spaces, culture, and community are only a short stroll away, adding further to the lifestyle on offer here.

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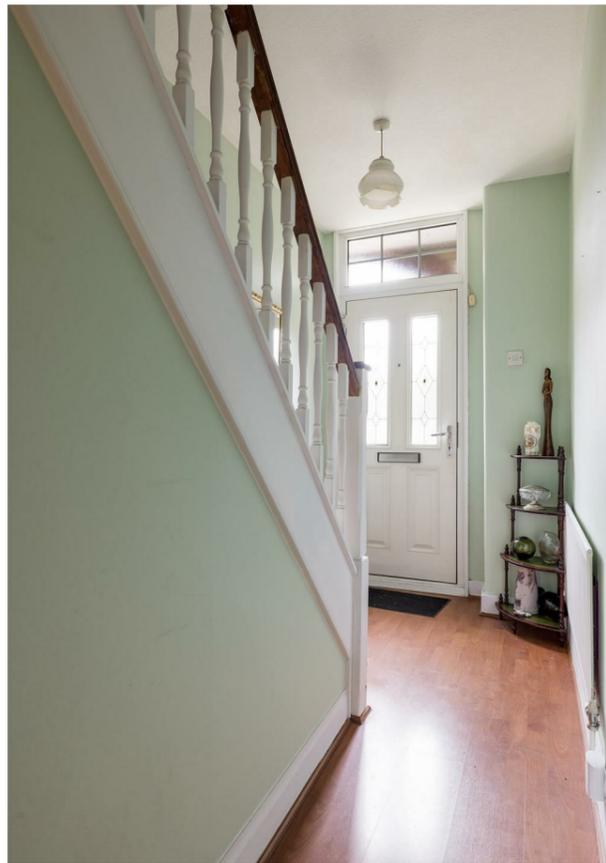
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**IF YOU LIVED HERE...**

Set behind a traditional brick frontage, this home is introduced by a panelled front door with decorative glass, framed by a red-brick archway that lends character and charm. Inside, the hallway sets a welcoming tone with wood-effect flooring and a staircase leading upwards, while useful understairs storage is neatly tucked away. From here, the reception stretches the depth of the property, its large window drawing in natural light and creating a generous sense of space. The room flows towards the rear, where double doors open to the conservatory, allowing for a natural connection between indoors and out. In the kitchen, accessed directly from the hallway, the layout is currently separate, overlooking the garden. It offers practical proportions and plenty of potential, with the option of being opened into the reception (subject to planning) to create an open-plan arrangement leading to the conservatory and beyond. The conservatory itself enjoys full-height glazing with doors onto the patio, a versatile area to enjoy throughout the year. Framed by established shrubs and trees, the rear garden features a lawn and paved patio, with scope to be shaped into a vibrant retreat. Mature planting adds seasonal colour and texture, with plenty of room for both relaxation and entertaining. Upstairs, you'll find three bedrooms and a shower room. At the rear, the main bedroom is well-proportioned with garden views, while the second double enjoys a

simple layout and natural light. A further single adds flexibility, and the shower room offers scope for modernisation. The neighbourhood surrounding this home offers green spaces, culture, and community spirit. Around five minutes away, Lloyd Park is home to the William Morris Gallery, two cafés, tennis courts, a rejuvenated playground, and a lively weekend market. For eating out, Buhler and Co is a much-loved café, while The Bell offers a welcoming pub atmosphere and Big Penny Social brings a more expansive setting as part of the Walthamstow Beer Mile. Cultural life is enriched by the Soho Theatre, and fitness enthusiasts will appreciate the Waltham Forest Feel Good Centre with its swimming pool, gym, and sports courts. The vast Walthamstow Wetlands provide an escape into nature, and Roger Ascham Primary is just three minutes away, alongside other excellent schools.

**WHAT ELSE?**  
Getting around is straightforward, with a quick bus ride bringing you to Blackhorse Road Station in just over ten minutes, connecting to both the Victoria Line and London Overground for swift journeys into central London and beyond. Walthamstow Central is also within reach, a little over twenty minutes on foot or less than a ten minutes cycle ride, with a large bike storage facility on hand.



**A WORD FROM THE OWNER...**

"This has been a great family home for the previous 50 years. It is close to shops, transport links and the green space of Lloyd Park. The property offers scope for some modernisation and rear extension. Set back from a quiet road with a sunny and private rear garden."

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